WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030895 DEEDWARR
Recvd: 04/12/17 11:47 2 pgs
Fees:13.00 Taxes:847.30
20170412-0035813

O-VRES-17-2915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 5th ~~DAY OF~~ APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/

(AFFIX SEAL)

JEANNETTE H. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan Peterson	F & M Bank	
(NAME) **2915 Wingate Avenue**	(NAME) 10 Cadillac Dr, Suite 100	**119-14-118.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT HANCHAR, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN PETERSON, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Tuggle Heights of record in Plat Book 1130, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott Hanchar by Warranty Deed from Carolyn Faye Cook, Executor of the Estate of Otha Mae Beecham, recorded November 28, 2016 in Instrument No. 20161128-0124655 and further being the same property conveyed to Herschel Beecham and wife, Otha Mae Beecham by Warranty Deed from Marie H. Dorsey and husband, J. Glenn Dorsey, recorded October 12, 1978 in Book 5349, page 854, Register's Office for Davidson County, Tennessee. Herschel Beecham having since died on March 9, 2006, leaving Otha Mae Beecham as the surviving tenant by the entirety. Otha Mae Beecham having since died on April 13, 2016, testate, with her estate being probated in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 16P-1299. Decedent's Will designated Carolyn Faye Cook, Lenard Ray Beecham, Gary Michael Beecham, Jeffrey Wayne Adams and Steven Shane Beecham as devisees thereunder, and requiring that any real estate be considered part of the estate and under the sole control of the named Executor, Carolyn Faye Cook.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 90, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Property taxes for year 2017 and thereafter, not yet due and payable;
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2915 Wingate Avenue, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE(S)**, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 5th DAY OF APRIL, 2017.

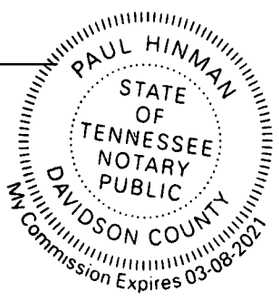
Scott Hanchar by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SCOTT HANCHAR, and who acknowledged he/she/they executed the same as the free act and deed of the said SCOTT HANCHAR.

Witness my hand and official seal, this the 5th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212