BILL GARRETT, Davidson County
Trans:T20170050751 DEEDWARR
Recvd: 06/14/17 10:44 2 pgs
Fees:13.00 Taxes:1380.10
20170614-0059636

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $373,000.00.

Vicki Burton
Affiant

Subscribed and sworn to before me, this 9th day of June, 2017.

Brenda Shelby
Notary Public

My commission expires: _____

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| Jacob M. Bourget and Mary K. Bourget | ~~New Owner~~ F&M Bank | 072-09-0-395.00 |
| 1019 Carolyn Avenue | 221 Indian Lake Blvd. | |
| Nashville, TN 37216 | Hendersonville, TN 37075 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Luke T. Servedio**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Jacob M. Bourget and Mary K. Bourget, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 51 on the Plan of Irvington of record in Plat Book 843, Page 60, 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 Luke T. Servedio and Alexandra F. Hinton, as joint tenants with Rights of Survivorship by Warranty Deed from Randy Tobitt and wife, Misty Tobitt of record as Instrument No. 20080414-0037811, in the Register's Office for Davidson County, Tennessee.

BEING the same property further conveyed to Luke T. Servedio by Quitclaim deed from Alexandra F. Hinton, married of record as Instrument No. 20150316-0022230 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1019 Carolyn Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of June, 2017.

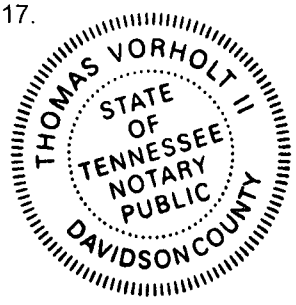
Luke T. Servedio

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Luke T. Servedio, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of June, 2017.

Notary Public
My Commission Expires: 8-4-20




SolomonParks File No. 817095