WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21

(AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marshall Patrick Combs and Sara Laine Ewen	F & M Bank	08302015900
(NAME)	(NAME)	
307 Chapel Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William E. Jefferson, II (now Wyatt) and Johnny O'Neal Wyatt, a married couple** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marshall Patrick Combs and Sara Laine Ewen, husband and wife** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B" on the Plan of the Subdivision of The Weakley Place, as of record in Book 161, Page 131, Register's Office for said County, being parts of Lot Nos. 2 and 3 on the unrecorded subdivision of said Lot No. 12, described according to a survey made by W. B. Southgate, Surveyor, April 24, 1937, as follows:

Beginning on the westerly margin of Chapel Avenue, at a point 119 feet 2 inches south of the southerly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to H. L. Vantrease and wife, by deed from Alethia Beasley and husband of record in Book 1005, page 570, said Register' s Office; thence with the westerly margin of said Avenue, southwardly 72 feet 4 inches to the northeast corner of the property conveyed to Mayme M. Dyche by deed from The Myers Y. Cooper Company of record in Book 1217, page 210, said Register' s Office: thence with the northerly line of said Dyche property westwardly 200 feet to a post; thence northwardly 45 feet 2 inches to the southwest corner of said Vantrease property; thence with the southerly line of same as follows:

Eastwardly 128 feet 10 inches to the dividing line between said Lots Nos. 2 and 3 on the unrecorded plan at a point 68 feet 3 inches west of the westerly margin of Chapel Avenue, as measured along said dividing line; thence southwardly parallel with Chapel Avenue 7 feet; thence eastwardly 22 feet 6 inches to the dividing line between said Lots Nos. 2 and 3, at a point 45 feet west of the westerly margin of Chapel Avenue as measured along said dividing line, continuing in an easterly direction 42 feet 6 inches in all 65 feet to the beginning.

Being the same property conveyed to William E. Jefferson, II (now Wyatt) by deed dated March 31, 2000 from Ronnie S. Kelley and wife, Wanda J. Williams Kelley of record in Instrument No. 20000406-0034864, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 307 Chapel Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20170056129 DEEDWARR
Recvd: 06/30/17 11:15 2 pgs
Fees:13.00 Taxes:1206.20
20170630-0066024

Witness my/our hands this 23 day of **June, 2017.**

William E. Jefferson, II (now William E. Wyatt)

Johnny O'Neal Wyatt

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared William E. Jefferson (now William E. Wyatt), the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

DAVIDSON COUNTY, TN NOTARY PUBLIC OF TENNESSEE STATE OF TENNESSEE

Witness my hand and official seal this 29th day of June, 2017.

Notary Public
My Commission Expires: 5/3/21

State of OREGON
County of Marion

On this 23 day of June, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Johnny O'Neal Wyatt, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 23 day of June, 2017.

Notary Public
My Commission Expires: SEPTEMBER 27, 2020

OFFICIAL STAMP
HELIO SOARES DA SILVA
NOTARY PUBLIC - OREGON
COMMISSION NO. 954912
MY COMMISSION EXPIRES SEPTEMBER 27, 2020

File No.: 17-Combs