WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170063396 DEEDWARR
Recvd: 07/24/17 15:51 2 pgs
Fees: 13.00 Taxes: 2031.30
20170724-0074813

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00

Meagan Witherspoon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July 2017.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Matthew Stephen Blow	F & M Bank	11716003200
(NAME)	(NAME)	
1502 Grandview Drive	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville TN 37040	
(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 considerations, the receipt of which is hereby acknowledged, **Jolene L. Skinner and husband, Ronald D. Beck**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew Stephen Blow, an unmarried man and Taylor Lanaux Trumble, an unmarried woman, as joint tenants with right of survivorship** , hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 26 and the East 30 feet of Lot No. 27 of Block "M" on the Plan of Maplehurst, of record in Plat Book 843, Page 22 and 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jolene L. Skinner and husband, Ronald D. Beck by Warranty Deed from Damon L. Ploger, a single man, dated 09/30/2013, recorded 10/01/2013 of record in Instrument No. 20131001-0102804, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) All matters shown on the plat of record in Plat Book 843, Page 22 and 23; (2) Easement contained in Deed of Conveyance of record in Book 5011, Page 673, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1502 Grandview Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-36585
SMG TN Warranty Deed

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), 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), 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 our hands this 24th day of March, 2017.

Jolene L. Skinner

Ronald D. Beck

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 Jolene L. Skinner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of March, 2017

Notary Public
My Commission Expires: 08-20-2019

OMARI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Ronald D. Beck, the bargainor(s), 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.

Witness my hand and official seal at office this 24th day of March, 2017.

Notary Public
My Commission Expires: 08-20-2019

OMARI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129