File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072821 DEEDWARR
Recvd: 08/22/17 14:38 2 pgs
Fees:13.00 Taxes:721.50
20170822-0086218

R-P-17-02997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

K. Rip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2017.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
Melissa D. Cruz	**F&M Bank**	
(NAME)	(NAME)	
2997 Owendale Drive	**10 Cadillac Dr. Suite 100**	**150-09-0-126.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**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, **PHILIP T. HAUSFELD, MARRIED AND MARK W. HAUSFELD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA D. CRUZ,** 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. 24 on the Plan of Section Four - Phase Two, Forest View Park of record in Plat Book 5200, Page 674, and amended in Book 6220, Page 648, 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 Philip T. Hausfeld, an unmarried man and Mark W. Hausfeld, a married man by Warranty deed from Randy Frase of record in Instrument No. 20120626-0055688 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on June 26, 2012.

The above-described property has never been the primary or marital residence of the Grantor Mark W. Hausfeld.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 5200, Page 674, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6312, Page 609, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2997 Owendale Drive, Antioch, Tennessee 37013**.

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 18th DAY OF AUGUST, 2017.

Philip T. Hausfeld by Laura Mitchell as Attorney - in - fact
Philip T. Hausfeld by Laura Mitchell as Attorney in Fact

Mark W. Hausfeld by Laura Mitchell as Attorney - in - fact
Mark W. Hausfeld by Laura Mitchell as Attorney in Fact

Allison Hausfeld by Laura Mitchell as Attorney - in fact
Allison Hausfeld by Laura Mitchell as Attorney in Fact

Allison Hausfeld, spouse of Philip T. Hausfeld, hereby joins in this conveyance and does transfer and convey any and all marital interest Allison Hausfeld may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 PHILIP T. HAUSFELD AND MARK W. HAUSFELD AND ALLISON HAUSFELD, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIP T. HAUSFELD AND MARK W. HAUSFELD AND ALLISON HAUSFELD.

Witness my hand and official seal, this the 18th of August, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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