Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1709421

Bill Garrett Davidson County
Batch# 23281 DEEDWARR
11/07/2017 01:07:09 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20171107-0114654

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

Subscribed and sworn to before me, this 6th day of Novemberr, 2017.

Notary Public
My Commission Expires: 11-5-2018

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Alex Bearden and Hannah Bearden	F&M Bank	096-060-077.00
2908 McCampbell Avenue	50 Franklin St.	
Nashville, TN 37214	Clarksville, TN 37040	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicholas Rice, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert Alexander Bearden and Hannah Bearden, husband and wife, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 of the Plan of Clover Hill, Section I, of record in Book 2083, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Rice, unmarried, by Warranty Deed, from Bernard Freeland, married, dated September 25, 2013, of record in Instrument No. 20131003-0103982, Register's Office for Davidson County.

Carly Rice, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 2908 McCampbell Avenue, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of October, 2017.

Nicholas Rice

Carly Rice

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nicholas Rice and Carly Rice with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 6th day of October, 2017.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: