Bill Garrett Davidson County
Batch# 44812 DEEDWARR
01/05/2018 11:44:06 AM 2 pgs
Fees: $13.00 Taxes: $801.05
20180105-0001751

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Matthew C. Neidich
4653 Woodside Drive
Old Hickory, TN 37138

MORTGAGEE
F & M Bank
221 Indian Lake Blvd.
Hendersonville, TN 37075

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
064-04-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joshua C. Wallace and Kristy M. Wallace, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew C. Neidich and Suzanne D. Neidich, 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 Lot No. 60 on the plan of Woodside Subdivision, Section II, of record in Book 5200, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua C. Wallace and wife, Kristy M. Wallace, by deed from Lloyd P. Barnett and wife, Ann M. Barnett, dated May 3, 2005, of record in Instrument No. 200505060051406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5350, Page 425; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 98, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantor.

This is improved property known as **4653 Woodside Drive Old Hickory, TN 37138.**

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.

Witness our hands this 2nd day of January, 2018.

Joshua C. Wallace

Kristy M. Wallace

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joshua C. Wallace and Kristy M. Wallace, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $216,500.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY