WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-5-18
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 65827 DEEDWARR
03/06/2018 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $678.95
20180306-0021055

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shawn K. Hatcher	F & M Bank	161 11 0A 054.00
(NAME)	(NAME)	
396 Huntington Ridge Drive	P.O. Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Three Thousand Five Hundred And No/100 Dollars ($183,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Victor Charles Elkins, a married man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Shawn K. Hatcher, an unmarried man**, hereinafter called the Grantee, his 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 Unit No. 54 on the plat of Huntington Ridge Townhouse, of record in Plat Book 4675, Page 9, 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 John F. Costello, an unmarried man and Victor Charles Elkins, an unmarried man, as joint tenants with rights of survivorship by Deed from Diana J. Magoon, a married woman dated November 29, 2006 and recorded December 04, 2006 as Instrument No. 20061204-0149047, in said Register's Office for Davidson County, Tennessee. *The said John F. Costello having died on November 25, 2007, leaving Victor Charles Elkins as the surviving tenant.*

Catherine L. Elkins, wife of Victor Charles Elkins hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-180561SSO

unimproved ☐
This is improved ☒ property, known as 396 Huntington Ridge Drive, Nashville, TN 37211

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 22nd day of February, 2018.

Victor Charles Elkins

Catherine L. Elkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

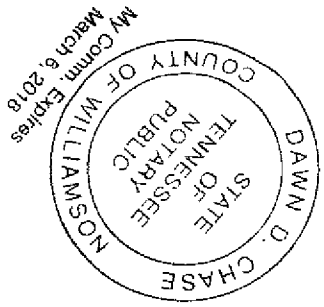
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Victor Charles Elkins and wife, Catherine L. Elkins, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of February, 2018.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-180561SSO

True Copy Certification

I, Jamaal Boykin, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Carla D Moore, a notary public for this county and state, Jamaal Boykin who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires May 23 2018

Notary Seal

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY