Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 06 day of March 2018

Notary Public

MY COMMISSION EXPIRES: 11/3/2020
(AFFIX SEAL)

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 66316 DEEDWARR
03/07/2018 02:34:11 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20180307-0021623

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Judith E. Smith and Duane A. Ewers	F & M Bank	116 08 0C 059.00
(NAME) 59 Revere Park	(NAME) 10 Cadillac Dr. Suite 100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Brentwood, TN. 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Seventy Thousand And No/100 Dollars ($570,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Roger A. Danner, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Duane A. Ewers and Judith Elaine Smith, 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, described as follows:

Being a certain building site identified as No. 59 as shown on the Revised Plan of Sugartree, Phase 2, as of record in Book 4860, Page 79 and 80, as amended by instruments of record in Book 5005, Page 144; Book 5010, Page 117, Book 5015, Page 550; Book 5072, Page 165; Book 5084, Page 960; Book 5121, Page 89; Book 5169, Page 426; Book 5191, Page 412, Book 5222, Page 468, and Book 5238, page 93, Register's Office for said County.

Being the same lands conveyed to Juanita F. Danner from Horst Lossman and wife, Judith C. Lossman by Deed recorded in Book 6571, Page 647, in said Register's Office for Davidson County, Tennessee.

Further, being the same lands conveyed to Roger A. Danner from Juanita F. Danner, an unmarried woman by Quitclaim Deed dated March 1, 1993 and recorded April 12, 1993 in Book 8914, Page 95, in said Register's Office for Davidson County, Tennessee.

Further known as: 59 Revere Park, Nashville, TN 37205

File Number: 1802-0072

Parcel Id(s): 116 08 0C 059.00

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.

unimproved ☐
This is improved ☒ property, known as 59 Revere Park, Nashville, TN 37205

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, has 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 6 day of March, 2018

Roger A. Danner

STATE OF TENNESSEE

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Roger A. Danner, the bargainor, 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 6th of March, 2018.

Notary Public

My Commission Expires: 8/30/21

(SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DEKALB COUNTY

File Number: 1802-0072