WARRANTY DEED

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Charlotte D. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF March, 2018.

Mary Joe Hartz
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Hamlin	F & M Bank	
(NAME)	(NAME)	
633 Hickory Glade Court	50 Franklin St	162-01-0C -058.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROMAYNE SOUTHON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN HAMLIN, UNMARRIED**, 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 Unit No. 58 on the site plan of Phase II, Hickory Glade, of record in Book 6900, Page 41, Amending Book 6250, Page 888, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Romayne Southon unmarried by Warranty Deed from Terry L. Settles, recorded on the 20th day of August, 2010 in Instrument No. 20100820-0065872, in the Register's Office of Davidson County, Tennessee.

Romayne Southon, Betty Romayne Southon and B. Romayne Southon are one and the same.

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

unimproved
This is improved x property, known as 633 Hickory Glade Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Bill Garrett Davidson County
Batch# 66444 DEEDWARR
03/08/2018 08:57:16 AM 2 pgs
Fees: $13.00 Taxes: $506.90
20180308-0021782

Witness my hand this 5 day of March, 2018

Romayne Southon by Michael Southon

BETTY ROMAYNE SOUTHON, BY: MICHAEL STEPHEN SOUTHON, ATTORNEY IN FACT

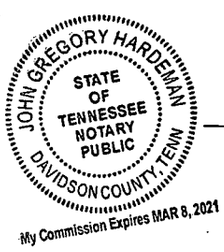
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5 day of March, 2018, before me personally appeared Michael Stephen Southon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty Romayne Southon and acknowledged that he executed the same as the free act and deed of Betty Romayne Southon.

Witness my hand and official seal at Nashville, Tennessee this 5 day of March, 2018.

Commission expires:



Notary Public