30510-4
Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 67998 DEEDWARR
03/13/2018 09:00:57 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180313-0023404

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.**

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Allen Frye	**F & M Bank, a Banking Corporation**	**119-15-0-072.00**
3001 Mavert Drive	**50 Franklin Street**	
Nashville, TN 37211	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ira Antonio Tenpenny Sr., a married man, James Mitchell Tenpenny III, an unmarried man and Rayford Daniel Tenpenny, an unmarried man being all of the Devisees under the Will of Carol Jean Tenpenny, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Allen Frye, an unmarried man

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. 22 on the Plan of Section Four, Southlake, of record in Book 3300 Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the westerly margin of Mavert Drive, the common front corner of Lots Nos. 21 and 22 on said plan; thence, westwardly 209.8 feet to a point; thence, northwardly 143.0 feet to a point; thence, eastwardly 124.8 feet to a point; thence, southwardly 20.0 feet to a point; thence, eastwardly 60.4 feet to a point in the westerly margin of Mavert Drive; thence, with the margin of same, southwardly 76.6 feet to the beginning.

BEING the same property conveyed to James Mitchell Tenpenny Sr. and wife, Carol Jean Tenpenny by Deed dated September 5, 1969, from Henderson Phillips and wife, Geraldine H. Phillips of record in Book 4362, page 708, Register's Office for Davidson County, Tennessee. James Mitchell Tenpenny Sr. died on January 1, 2007, and the property vested in Carol Jean Tenpenny, as surviving tenant by the entirety. Carol Jean Tenpenny died on March 3, 2017, leaving a Holographic Will, which has been admitted to Probate under Case No, 17P1532, Probate Court of Davidson County, Tennessee at Nashville. Pursuant to the Will the property was devised to her two sons, Mitchell Tenpenny aka James Mitchell Tenpenny Jr. and Ira Tenpenny aka Ira Antonio Tenpenny Sr., in equal shares. James Mitchell Tenpenny Jr. predeceased his mother, on May 25, 2014, and the interest in said property which was devised to him is vested in his two sons, James Mitchell Tenpenny III and Rayford Daniel Tenpenny, being his only Heirs-at-Law. See also Affidavit of Inheritance for James Mitchell Tenpenny Jr., of record in Instrument No. 20180313-0023403, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of Ira Antonio Tenpenny Sr. or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Book 3300, Page 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in an instrument of record in Book 3460, Page 484, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired by time.**

This is improved property, known as **3001 Mavert 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 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 my/our hand(s) this **12th** day of **March, 2018.**

Ira Antonio Tenpenny Sr.

James Mitchell Tenpenny III

Rayford Daniel Tenpenny

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ira Antonio Tenpenny Sr.,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **March, 2018.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **James Mitchell Tenpenny III and Rayford Daniel Tenpenny** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this **10th** day of **March, 2018.**

Notary Public

My Commission Expires:_____

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Comm. Expires Sept. 22, 2019