Karen Y Johnson Davidson County
Batch# 154398 DEEDWARR
10/26/2018 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,187.70
20181026-0106330

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 10125 Crosstown Circle Suite 380 Eden Prairie, MN 55344 808877 228-00510 Jason Benzinger	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $ 321,000.00 Karen S Fabian Affiant Subscribed and sworn to before me, this the 26th day of October, 2018. Notary Public My commission expires: January 5, 2020 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: F & M Bank
NAME: John Brooks Barnes Julie Kate Hayes	NAME: F & M Bank
STREET ADDRESS: 3349 Brome Lane Nashville, TN 37218	STREET ADDRESS: 10 Cadillac Dr, Ste 100 Brentwood, TN 37027
MAP & PARCEL NO.: 058-10-0B-053.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Will Metcalfe and Lauren Metcalfe, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

John Brooks Barnes, an unmarried man and Julie Kate Hays, an unmarried woman, Joint Tenants with Right of Survivorship,
hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 3349 Brome Lane, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her 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, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 12th day of October, 2018.

x _____
Will Metcalfe

x Lauren Metcalfe
Lauren Metcalfe

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Will Metcalfe, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 12th day of October, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CORINNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires July 5, 2021

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Lauren Metcalfe, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 12th day of October, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

CORINNE COOK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires July 5, 2021

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Phase Two, Carrington Place, A Cluster Lot Subdivision, of record in Instrument No. 20100923-0075756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Will Metcalfe and Lauren Metcalfe, husband and wife by Warranty Deed from Brian J. Francescon, joined by his spouse, Terri Francescon, of record in Instrument No. 20160412-0034922, Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on April 12, 2016.

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY