WARRANTY DEED

Karen Johnson Davidson County
Batch# 266277 DEEDWARR
08/02/2019 03:03:45 PM 4 pgs
Fees: $23.00 Taxes: $2,219.63
20190802-0076779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF August 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-29-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gautam S. Hans	F&M Bank, a Banking Corp.	
(NAME)	(NAME)	
603 Fatherland Street	50 Franklin St.	82-16 213
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, i, **ASHLEY JOHNSON BURNS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GAUTAM S. HANS,** 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 the Southerly 120 feet of lot number 89 on the Plan of Henry Bloods Addition, of record in Book 21, Page 5, Register's Office for Davidson County, Tennessee described according to a survey of John Kohl, dated August 8, 1972. Said part of lot fronts 50 feet on the Northerly margin of Fatherland Street and extends back between parallel lines 120 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to Ashley Johnson Burns, unmarried, by Warranty Deed from George Brandt and Heather Rogers Brandt, husband and wife, of record in Instrument No. 20160229-0018865, Register's Office for Davidson County, Tennessee.

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 603 Fatherland Street, Nashville, TN 37206
(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.

Witness my hand this 1st day of August, 2019

ASHLEY JOHNSON BURNS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Johnson Burns, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of August, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

File No.: KS2019751

OWNERS AFFIDAVIT AND INDEMNITY AGREEMENT
AS TO LEASES, FIXTURES, ENCUMBRANCES, MECHANICS' LIENS, ETC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the Owners of the hereinafter mentioned property, Ashley Johnson Burns, known to me (or proved to me on the basis of upon satisfactory evidence) and being first duly sworn, deposes and says:

1. That said owner has been in peaceable and undisturbed possession of the premises known as 603 Fatherland Street, Nashville, TN 37206, located in the County of Davidson, State of Tennessee, further described in Title Commitment No. KS2019751, delivered simultaneously herewith, and that title to said premises has never been disputed or questioned, and title insurance for the property has never been refused.

2. Deponent further states that no person has any valid contract to purchase any part or all of said premises nor does he know of any facts or other reason by or through which possession or title to said premises might be questioned or of any claim to said premises which might be made adverse to the present title to the property.

3. Deponent further says that said property or any part of it is not leased to any person or persons, except: _____

4. Deponent further says that no monies are owed any person for any labor or materials of any kind or character incurred in connection with the construction of any improvements or repairs on said property or furnishings thereon located.

5. Deponent further says that there are no judgments, pending litigations, court actions or attachments against Deponent in or from any court and has not been in bankruptcy within the past ten (10) years.

6. Deponent further says that no security interest under the Uniform Commercial Code has been perfected against the improvements.

7. Deponent further says that the property has not been improved to the extent that the tax assessor could revise or correct the assessment granted under TCA Section 67-5-603.

8. Deponent further says that there are no tax liens or tax claims pending whether recorded or not against said property or owner; nor does Deponent know of any taxes of any kind or character which may have been assessed against said property now a lien or now due and payable, including, but not limited to any Tennessee or Federal inheritance taxes.

9. Deponent agrees to indemnify and hold harmless said company against any taxes which may become due pursuant to the Agricultural, Forest and Open Space Land Act of 1976.

10. Deponent further says that there are no mortgage indebtedness or other lien against said property other than stated in said Commitment.

11. Deponent states that the marital status indicated in the executed Warranty Deed and/or Deed of Trust required in Schedule B, Section 1 of the Title Insurance Commitment is correct, and Deponent further states that they are above the age of eighteen and under no disability of any kind which would render legal instruments signed by them to be invalid. If applicable, Deponent states it is validly formed and existing under the law of the state of its organization and is in good standing in the state of its organization and the state in which Property is located. No proceeding is pending for Owner's dissolution.

File No.: KS2019751

12. The undersigned is not a "foreign person" as the term is defined in Section 1445 of the Internal Revenue Code.

13. That there are no easements or claims of easement not shown by the public records and there are no encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection the premises.

14. That there do not exist any defects, liens, encumbrances, adverse claims or other matters created, first appearing in the public record or attaching subsequent to the effective date of the above referenced Title Commitment but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon coved by this Commitment.

15. That the undersigned makes this statement for the express purpose of inducing Chicago Title Insurance Company or First American Title Insurance Company to insure title to said property to be free from adverse claims or liens not herein stated, and of enabling said owner(s) to receive the consideration for sale, lease or mortgage of said property. Affiant guarantees and warrants the statements of fact herein, which shall be constructed as a continual contractual obligation in favor of said company.

16. That in consideration of the issuance of title insurance by said company as aforesaid, the undersigned agree(s) to indemnify and hold harmless Chicago Title Insurance Company, First American Title Insurance Company, Premier Escrow, LLC, J. Gregory Hardeman and/or Kevin D. Montgomery against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing this agreement.

The undersigned Deponent (defined as any signatory hereto whether corporate, singular, plural, masculine, or feminine) being first duly sworn on oath does hereby state that the aforesaid facts are true and correct to the best of his/her knowledge and belief.

August 1, 2019

Ashley Johnson Burns

Sworn to and subscribed before me this 1st day of August, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Loan No.: