Karen Johnson Davidson County
Batch# 322188 DEEDWARR
11/27/2019 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $994.93
20191127-0122936

WARRANTY DEED

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl R. Hale	F&M Bank	
(NAME)	(NAME)	14214019400
P. O. Box 210795	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, **Kelly Van Disseldorp and Cornelis Van Disseldorp, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carl R. Hale, unmarried man,** 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 all of Lot No. 711 on the Plan of Section Three, Harpeth Woods, of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kelly Van Disseldorp and Cornelis Van Disseldorp by virtue of that certain Warranty Deed dated October 13, 2016, and being of record at Instrument No. 20161018-0109765 in the Register's Office of Davidson County, Tennessee.

Subject to Power of Attorney of record in _201911270122934____, said Register's Office.

Subject to Power of Attorney of record in _201911270122935____, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 5200, Page 270, Book 5867, Page 193 and Book 5882, Page 261, in the said Register's Office. Subject to 100 year Flood Plan. Encroachment of driveway per Mortgage Inspection by John Kohl & Co., P.C., 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 117 Beech Bend Ct. Nashville, TN 37221
(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 26th day of November, 2019.

Kelly Van Disseldorp, by Ashlee D Page, Attorney in Fact

Kelly Van Disseldorp, by Ashlee D. Page, Attorney in Fact

Cornelis Van Disseldorp, by Ashlee D Page, Attorney in Fact

Cornelis Van Disseldorp, by Ashlee D. Page, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Before me personally appeared Ashlee D. Page, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelly Van Disseldorp and Cornelis Van Disseldorp, and who acknowledged that he executed the same as the free act and deed of Kelly Van Disseldorp and Cornelis Van Disseldorp.

WITNESS my hand and official seal at office this 26th day of November, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 10/02/2023

STATE OF TN
COUNTY OF Davidson

Ashlee D. Page, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Kelly Van Disseldorp and Cornelis Van Disseldorp, the principal.

This 26th day of November, 2019.

Ashlee D. Page

WITNESS my hand and official seal at office this 26th day of November, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 10/02/2023

Certificate of Authenticity

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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21