Karen Johnson Davidson County
Batch# 323068 DEEDWARR
12/02/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20191202-0123633

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $354,000.00.

Affiant

Subscribed and sworn to before me, this 26 day of November, 2019.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tonia McClure and Michael McClure	~~New Owner~~ F & M Bank	**172-03-0B-014.00-CO**
5301 Windypine Drive	50 Franklin Street	
Nashville, TN 37211	Clarksville, TN 37040	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Melissa H. Humphries and Stephen S. Humphries, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tonia McClure and Michael Stephen McClure, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 14 on the Plan of The Woodlands, A Planned Unit Development, Phase 2 of record in Plat Book 6900, Page 635, 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 Melissa H. Humphries and Stephen S. Humphries, wife and husband by Warranty deed from LRW Holdings, LLC, a Delaware Limited Liability Company of record as Instrument No. 20150303-0018423, Register's Office for Davidson County, Tennessee.

This is improved property known as **5301 Windypine Drive, Nashville, TN 37211.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26 day of November, 2019.

Melissa H. Humphries

Stephen S. Humphries

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Melissa H. Humphries and Stephen S. Humphries, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26 day of November, 2019.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 19-000287-524

True Copy Certification

I, Andrew Nathaniel Byerly, 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 Georgia

County of Gwinnett

Personally appeared before me, Evelyn Grunfelder, a notary public for this county and state, Andrew Nathaniel Byerly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-15-2022
Notary' Seal (if on paper)

EVELYN GRUNFELDER NOTARY PUBLIC LUMPKIN COUNTY GEORGIA EXPIRES October 15, 2022