WARRANTY DEED

Karen Johnson Davidson County
Batch# 435541 **DEEDWARR**
07/10/2020 02:40:24 PM 2 pgs
Fees: $13.00 Taxes: $1,122.95

20200710-0075680

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$305,000.00~~ $303,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/4/20
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027
File No.: TN-20-06146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Keith M. Christiansen	F&M Bank	
(NAME) 1532 Andchel Drive	(NAME) 50 Franklin Street	086-08-0-122.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Five Thousand And No/100 Dollars ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDGAR RAND AND ALEXIS RAND, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEITH M. CHRISTIANSEN, 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. 335 on the Plan of Camden Woods, Phase I of record in Plat Book 6900, Page (s) 697 and 698, 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 Alexis Ann Christian, unmarried woman and Edgar Rand, unmarried man, as tenants in common with right of survivorship by Warranty deed from Benjamin Johnson and Kristina Johnson, husband and wife of record in Instrument No. 20170602-0055387 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on June 02, 2017.

unimproved ☐
This is improved ☒ property, known as 1532 Andchel Drive, Hermitage, TN 37076
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

RETURN TO
RUDY TITLE AND ESCROW, LLC
OUR FILE: JM SB 20 1532
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

Witness Edgar Rand and Alexis Rand, husband and wife this 30 day of JUNE 2020

Edgar Rand

Alexis Rand

STATE OF TENNESSEE

COUNTY OF

I, Dana Loggins, a Notary Public for the of and State of , do hereby certify that Edgar Rand and Alexis Rand, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of June, 2020.

Notary Public

My Commission Expires:

(SEAL) 9-18-23

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.