This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $585,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 23 day of September, 2020.

Notary Public
My commission expires: 12/1/2020

Karen Johnson Davidson County
Batch# 481889 DEEDWARR
09/24/2020 10:17:38 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20200924-0109791

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jory Russell Vaucher 121 Rains Ave Nashville, TN 37203	F&M Bank 50 Franklin St. Clarksville, TN 37040	105-07-4A 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTIEN ALEXANDRE KLUWE AND DIANNE LOU, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JORY RUSSELL VAUCHER, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, The Homes at 121 And 123 Rains Avenue, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150707-0065700, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christien Alexandre Kluwe, a single man, and Dianne Lou, a single woman, by deed from Build Nashville DB2, LLC, dated 05/31/2016, of record in Instrument No. 20160603-0056217, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 121 Rains Ave, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CAK by JW A.F

DL by JW A.F

Witness my hand this the 23 day of September, 2020.

Christien Alexandre Kluwe by Jenny West, Attorney-in-Fact
Christien Alexandre Kluwe
BY: Jenny West as Attorney-in-Fact

Dianne Lou by Jenny West Attorney in fact
Dianne Lou
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of September, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christien Alexandre Kluwe by Specific POWER OF ATTORNEY dated 9/3/2020, and who acknowledged that he executed the same as the free act and deed of Christien Alexandre Kluwe.

Witness my hand and official seal this 23 day of September, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of September, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dianne Lou by Specific POWER OF ATTORNEY dated 9/3/2020, and who acknowledged that he executed the same as the free act and deed of Dianne Lou.

Witness my hand and official seal this 23 day of September, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022