WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF AUGUST, 2009. Notary Public MY COMMISSION EXPIRES: 9-15-10 (AFFIX SEAL)
Record & Return To: Foundation Title and Escrow 30 Burton Hills Blvd., Ste 175 Nashville, TN 37215	

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd., Ste. 17, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Aaron and Jennifer V. Aaron	F & M Bank	117-4-23
(NAME)	(NAME)	
2507 Belmont Blvd.	2081 Wilma Rudolph Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN, 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Montgomery Lee Petty**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark F. Aaron and Jennifer V. Aaron**, husband and wife, 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 the North 22.5 feet of Lot number 181 and the South 32.5 feet of Lot number 180 on Belmont Land Company's plan called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at an iron pin in the West margin of Belmont Boulevard, being 50 feet from the common front corner of lots number 180 and 179, thence with the said West margin of Belmont Boulevard South 1 degree 17 minutes west 55 feet to a point ; thence South 89 degrees 58 minutes 30 seconds West 175 feet to a point in the East margin of an alley; thence with the East margin of an alley North 1 degree 17 minutes East 55 feet to an iron pin; thence north 89 degrees 58 minutes 30 seconds East 175.0 feet to the point of beginning, containing approximately .22 acres more or less.

Being the same property conveyed to Montgomery Lee Petty, by Warranty Deed from Chadwick L Warrix and wife Lora Duff Warrix dated, August 11, 2006 and recorded in Instrument No. 20060818-0102370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2507 Belmont Blvd., Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20090061062 DEEDWARR
Recvd: 09/04/09 11:05 2 pgs
Fees:13.00 Taxes:4347.50
20090904-0083455

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, has 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 our hands this 21st day of August, 2009.

Montgomery Lee Petty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Montgomery Lee Petty**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON