03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,000.00

Affiant

Subscribed and sworn to before me, this 9th day of November, 2009.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20090077552 DEEDWARR
Recvd: 11/13/09 15:02 2 pgs
Fees:13.00 Taxes:625.30
20091113-0104910

03-0910-36250

Address of New Owner:	Send Tax Bills to:	Tax Information
Shayne M. Hartbarger	F & M BANK	083-10-0 060.00
400 N. 17th St.	50 FRANKLIN ST.	
Nashville TN 37206	CLARKSVILLE, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Constantin Gheorghe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shayne M. Hartbarger, hereinafter called the Grantees, their successors 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 Lots Nos. 196 and 197 on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for said county. Said Lots Nos. 196 and 197 front 30 feet each on the easterly side of North 17th street and run back between parallel lines, with the northerly margin of Ordway Place, formerly Grove Avenue, 128 feet to an alley.

Being the same property conveyed to Constantin Gheorghe by deed from William Burnett, Trustee under the Revocable Trust Agreement of Margaret H. Montgomery dated July 6, 2006, recorded July 18, 2006, in Instrument No. 20060718-0086647, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 400 N. 17th St., Nashville, TN 37206

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 9 day of November 2009.

Constantin Gheorghe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Constantin Gheorghe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 9th day of November 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13