07 Realty Title

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012

(AFFIX SEAL)

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRE-09-8205

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Fulgum	F & M BANK	
8205 Rossi Road	(NAME) 50 FRANKLIN ST	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) CLARKSVILLE, TN 37040	181-14-A-47.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KATIE DALLMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEE FULGUM, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 47, THE VILLAS AT CONCORD PLACE, PHASE 2, AS SHOWN ON EXHIBIT A-1 TO THE FIRST SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS, AS SHOWN OF RECORD IN INSTRUMENT NO. 20060328-0035297, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KATIE DALLMAN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED ON THE 30TH DAY OF AUGUST, 2006 IN INSTRUMENT NO. 20060830-0107175, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 8205 Rossi Road, Brentwood, Tennessee 37027
(House Number) (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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090086172 DEEDWARR
Recvd: 12/22/09 14:09 2 pgs
Fees: 13.00 Taxes: 599.40
20091222-0116498

Witness my/our hand(s) this 11th day of December, 2009.

Katie Dallman

Katie Dallman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katie Dallman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of December, 2009.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

~~RETURN TO:~~
~~Rudy Title and Escrow~~
~~2012 21st Ave South~~
~~Nashville, TN 37212~~
Phone: (615)383-2903

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067