WARRANTY DEED

R-FMB-10-1125

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Phillip Smith	F&M Bank	
1125 White Mountain Lane (ADDRESS)	10 Cadillac Way Suite 100 (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	135-14-A-40.00 CO

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, we JASON B. OLINGER AND ALLISON OLINGER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP SMITH, 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 LOT 40, PINNACLE POINT SUBDIVISION, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 140, 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 JASON B. OLINGER, UNMARRIED BY WARRANTY DEED FROM K. MARK MIDGETT AND WIFE, WENDY C. MIDGETT, RECORDED ON THE 4TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060504-0051766, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID JASON B. OLINGER HAVING SINCE MARRIED. ALLISON OLINGER JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN PLAT OF RECORD IN PLAT BOOK 6900, PAGE 140; RESTRICTIONS OF RECORD IN BOOK 6405, PAGE 169, BOOK 7032, PAGE 730, BOOK 7032, PAGE 733, BOOK 7058, PAGE 234, BOOK 7065, PAGE 959, BOOK 7067, PAGE 739, BOOK 10097, PAGE 290, INSTRUMENT NO. 20010504-0046047, INSTRUMENT NO. 20010504-0046048; BY-LAWS OF RECORD IN BOOK 7032, PAGE 761; CHARTER IN BOOK 7058, PAGE 234; EASEMENT IN BOOK 7097, PAGE 158 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1125 White Mountain Lane, Antioch, Tennessee 37013
(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:T20100018744 DEEDWARR
Recvd: 03/31/10 11:11 2 pgs
Fees:13.00 Taxes:662.30
20100331-0023966

Witness my/our hand(s) this 26th day of March, 2010.

Jason B. Olinger

Allison Olinger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason B. Olinger and Allison Olinger, 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 26th day of March, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903