6

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

R-VRE-10-1013

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gabriel Z. Fairchild	F & M Bank	
1013 Carolyn Avenue	(NAME) 100 Bluegrass Commons, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Hendersonville, TN 37075	72-9-398.00
(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 LANCE A. WOLKENBROD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GABRIEL Z. FAIRCHILD AND AUDRA R. FAIRCHILD, AS _____, 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 54, IRVINGTON, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 60, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THE SAID DEVONA MATTHEWS HEREIN CONVEYS ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LANCE A. WOLKENBROD BY WARRANTY DEED FROM ALAN UMSTEAD AND WIFE, CATHY UMSTEAD, RECORDED ON THE 17TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060417-0042959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 843, PAGE 60; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1013 Carolyn Avenue, Nashville, Tennessee 37206
(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:T20100019124 DEEDWARR
Recvd: 04/01/10 13:23 2 pgs
Fees:13.00 Taxes:730.75
20100401-0024525

Witness my/our hand(s) this 29th day of March, 2010.

Lance A. Wolkenbrod

Devona Matthews

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance A. Wolkenbrod and Devona Matthews, 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 29th 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 and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903