ANGIE L. LAWLESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

R-RCP-10-4606

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

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
Jeremy Bose	F&M Bank	
4606 Camellia Place	(NAME) 10 Cadillac Way #100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	61-8-130.00
(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, we MATTHEW M. SMITH AND BRENDA F. SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY BOSE, A SINGLE PERSON, 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 NO. 15 ON THE UNRECORDED PLAN OF GEORGE C. NOLEN'S SUBDIVISION OF A 10 - ACRE TRACT, SHOWN ON A SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR, MAY 30, 1935, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF CAMELIA PLACE, FORMERLY NEWTON AVENUE, AT THE COMMON CORNER OF LOTS 14 AND 15; THENCE EASTERLY ALONG THE LINE BETWEEN SAID LOTS 220 FEET TO A POINT; THENCE SOUTH 6 3/4 DEG. EAST 100 FEET TO THE CORNER OF LOTS 15 AND 16; THENCE WESTERLY WITH THE LINE BETWEEN SAID LOTS, 220 FEET TO THE EASTERLY MARGIN OF CAMELIA PLACE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW M. SMITH AND BRENDA F. SMITH, HUSBAND AND WIFE BY EXECUTOR'S DEED FROM DAVID V. SHUPE, EXECUTOR OF THE ESTATE OF BETTY V. SHUPE, DECEASED, RECORDED ON THE 6TH DAY OF APRIL, 2001 IN INSTRUMENT NO. 20010406-0033926, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MARCH 30, 2001. AND BEING THE SAME PROPERTY CONVEYED TO D.R.W. SHUPE AND WIFE, BETTY V. SHUPE BY DEED FROM WALTER J. TRETSCHEL AND WIFE, EMMA LEE TRETSCHEL OF RECORD IN BOOK 3225, PAGE 615, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 30, 1961. THE SAID D.R.W. SHUPE HAVING PREDECEASED THE SAID BETTY V. SHUPE, NO DECEASED.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; EASEMENT OF RECORD IN BOOK 4199, PAGE 534 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4606 Camellia Place, Nashville, Tennessee 37216
(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:T20100032759 DEEDWARR
Recvd: 06/01/10 12:36 2 pgs
Fees:13.00 Taxes:735.93
20100601-0041828

Witness my/our hand(s), this 28th day of May, 2010.

Matthew M. Smith

Brenda F. Smith by Matthew M. Smith, atty in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew M.Smith, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

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

STATE OF Tennessee
COUNTY OF Davidson

On this the , before me personally appeared Matthew M. Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brenda F. Smith and who acknowledged he executed the same as the free act and deed of the said Brenda F. Smith.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 01/07/2013

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