WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$216,500.00**

Kaitlyn West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2010.

Pam McBroom
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100057452 DEEDWARR
Recvd: 09/13/10 14:42 2 pgs
Fees:13.00 Taxes:801.05
20100913-0072745

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony S. Lain	**F & M Bank**	**Map 126-00-0**
(NAME)	(NAME)	
9096 Old Charlotte Pike	**10 Cadillac Way, Suite 100**	**Parcel 018.00**
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RONNIE BIGGS, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY S. LAIN AND WIFE, MELISSA L. LAIN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, August 2, 1957, as follows:

Beginning at a point in the westerly margin of Old Charlotte road, said point being 1625 feet northerly from the northwest intersection of said Old Charlotte Road and U.S. Highway No. 70; thence with the margin of said road, North 2 degrees 00' East, 150 feet to a point; thence North 88 degrees 00' West, 625 feet to a point; thence South 2 degrees 00' West, 150 feet to a point; thence South 88 degrees 00' East, 625 feet to a point in the westerly margin of said road, the point of beginning.

Being the same property conveyed to Ronnie Biggs, an unmarried person by Warranty Deed from Mary C. Williams, an unmarried person, dated April 5, 2007, recorded April 5, 2007, of record in Instrument No. 20070405-0041052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; (b) Restrictive covenants of record in Book 2699, page 230 and Book 3578, page 638, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **9096 Old Charlotte Pike, Pegram, TN 37143**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 10th day of September, 2010.

Ronnie L. Biggs

Ronnie Biggs and Ronnie L. Biggs.are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronnie L. Biggs, the 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 at Nashville, Tennessee this 10th day of September, 2010.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public