WARRANTY DEED

R-FM-10-2702

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2010.

Notary Public

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

DANA ELMORE 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
Gregory Pratchett	F&M Bank	
2702 Nashboro Blvd (ADDRESS)	10 Cadillac Way #100 (NAME) (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	135-12-E 274.00 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 ALIA BLAND EPPS AND HUSBAND WILLIAM EPPS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY PRATCHETT, 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 274, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 159 AND AMENDED AT INSTRUMENT NOS. 20031118-0168332, 20050222-0018813 AND 20050222-0018814, 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 ALIA BLAND, AN UNMARRIED WOMAN AND WILLIAM EPPS, AN UNMARRIED MAN BY SPECIAL WARRANTY DEED FROM MARQUIS HOMES, LLC., A LIMITED LIABILITY COMPANY, RECORDED ON THE 5TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070605-0067206, CORRECTED AT INSTRUMENT NO. 20070629-0077944, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALIA BLAND AND WILLIAM EPPS ARE NOW MARRIED.
THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 159, INSTRUMENT NO. 20031118-0168332, INSTRUMENT NO. 20050222-0018813, INSTRUMENT NO. 20050222-0018814; RESTRICTIONS OF RECORD IN BOOK 4827, PAGE 14, BOOK 5469, PAGE 840, BOOK 7751, PAGE 907, BOOK 11703, PAGE 520, INSTRUMENT NO. 20000316-0027171, INSTRUMENT NO. 20010322-0027768, INSTRUMENT NO. 20050222-0018813, INSTRUMENT NO. 20050222-0018814, INSTRUMENT NO. 20031118-0168332; CHARTER FOR THE HOA OF RECORD IN BOOK 11703, PAGE 518; EASEMENTS OF RECORD IN BOOK 11594, PAGE 298, BOOK 4821, PAGE 109, BOOK 4815, PAGE 425, BOOK 4650, PAGE 159, BOOK 7225, PAGE 239, BOOK 8870, PAGE 887, BOOK 8870, PAGE 932, INSTRUMENT NO. 20020507-0056329, BOOK 10690, PAGE 327 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2702 Nashboro Blvd, Nashville, Tennessee 37217
(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:T20100079184 DEEDWARR
Recvd: 12/16/10 11:12 2 pgs
Fees:13.00 Taxes:481.00
20101216-0100057

Witness my/our hand(s) this 7th day of December, 2010.

Alia Bland Epps

William Epps

STATE OF Maryland
COUNTY OF Prince Georges County

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

Witness my hand and official seal, this the 3rd day of December, 2010.

Notary Public

My Commission Expires: November 16, 2014

(SEAL)

SHAUNTE' L. PARKER
Notary Public, State of Maryland
Prince George's County
My Commission Expires November 16, 2014

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