BILL GARRETT, Davidson County
Trans:T20110007501 DEEDWARR
Recvd: 02/04/11 13:02 2 pgs
Fees:13.00 Taxes:980.50
20110204-0010215

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2011.

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES 3-17-14
(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-FM-11-1601

THIS INSTRUMENT WAS PREPARED BY
Rudy Title / Cool Springs Office
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Lane	F&M Bank	
1601 Douglas Avenue, Unit A	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Clarksville, TN 37040	083020B00100CO
(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 TISHA MORRIS AND ALLISON EDWARDS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE LANE , 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 No. A, as shown on the plan of Douglas Avenue Townhomes, filed as Exhibit B to, and established by, the Declaration of record in Instrument No. 20101001-0078686, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being part of the same property conveyed to CHRISTIAN PROPERTIES by Deed from JOEL R. SULLIVAN AND BRETT ALDEN BAIER, dated 05/14/2007 and filed for record on 05/30/2007 in Instrument 200705300064231, Register's Office for DAVIDSON County, Tennessee.
Being the same property conveyed to BRIAN HAILE by Deed from CHRISTIAN PROPERTIES, INC., dated 02/29/2008 and filed for record on 03/04/2008 in Instrument 200803040021406, Register's Office for DAVIDSON County, Tennessee
Being the same property conveyed to TISHA MORRIS AND ALLISON EDWARDS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP by Deed from BRIAN HAILE, dated 07/23/2010 and filed for record on 07/23/2010 in Instrument 201007230058042, Register's Office for DAVIDSON County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1601 DOUGLAS AVE. UNIT A, 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.

Witness my/our hand(s) this 31st day of January, 2011

Tisha Morris

Allison Edwards

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 31st day of January, 2011, before me personally appeared Tisha Morris and Allison Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

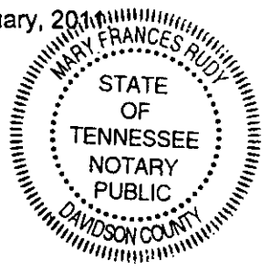
Witness my hand and official seal, this the 31st day of January, 2011.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title / Cool Springs Office
1896 General George Patton I
Franklin, TN 37067
Phone (615)599-9959