BILL GARRETT, Davidson County
Trans:T20110007938 DEEDWARR
Recvd: 02/07/11 13:39 2 pgs
Fees:13.00 Taxes:725.20
20110207-0010735

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

Subscribed and sworn to before me this 27TH DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PHILLIP R SYKES NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES OCTOBER 12, 2011 MONTGOMERY CO. TENN

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason Case and Renee Case, husband and wife, as tenants by the entirety | F & M BANK (NAME) | 02000005900 |
| 1051 Jacobs Valley Road (ADDRESS) | 50 Franklin Street (ADDRESS) | |
| Joelton, TN 37080 (CITY) (STATE) (ZIP) | Clarksville, TN 37040 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sandra K. Aaron Weakley, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason Case and Renee Case, husband and wife, as tenants by the entirety, hereinafter called the Grantees, 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. 5 ON THE PLAN OF JACOBS VALLEY, SECTION 3, OF RECORD IN INSTRUMENT NO. 20021010-0124310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR AMORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SANDRA K. AARON, UNMARRIED BY DEED FROM NASHVILLE BUILDING SERVICES, INC., A TENNESSEE CORPORATION, DATED 05/23/03 AND RECORDED 05/28/03 BY INSTRUMENT NO. 20030528-0071765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SANDRA K. AARON AND SANDRA K. AARON WEAKLEY BEING ONE AND THE SAME PERSON.

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1051 Jacobs Valley Road, Nashville, TN 37080
(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/our hand(s) this 27th day of January, 2011.

**WARRANTY DEED**
(Continued)

Sandra K. Aaron Weakley

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra K. Aaron Weakley, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2011.

Notary Public

My Commission Expires:

(SEAL)

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2013

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072