WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVISDON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 24640
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Andrew Sloan	F & M Bank	Map 144-12
(NAME) 2036 Priest Road	(NAME) 50 Franklin Street	Parcel 19
(ADDRESS) Nashville, TN 37215	(ADDRESS) Clarksville, Tennessee 37040	
(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, WE, **MARK F. THOMPSON AND WIFE, MARY E. THOMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER ANDREW SLOAN AND WIFE, SHANNON MARIE SLOAN,** 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 Davidson County, Tennessee, being Lot No. 39 on the Plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111, Register's Office for said County and more particularly described in accordance with a survey prepared by John Kohl and Company, P.C., dated February 24, 1997 and identified as File No. 27013-305, as follows:

Beginning at a point on the northerly margin of a cul-de-sac of Priest Road, said point designated by an iron pin and being the front southwest corner of Lot 39 on said plan; thence with a common boundary line between Lots 39 and 40, north 13 degrees 47 minutes 43 seconds west 375.28 feet to an iron pin forming the common rear corner of Lots 39 and 40 on said plan; thence north 66 degrees 4 minutes 32 seconds east 137.81 feet to an iron pin; thence north 81 degrees 36 minutes 32 seconds east 81.53 feet to a concrete monument marking a common corner with Lots 39 and 34 on said plan; thence with a common boundary line between said lots south 30 degrees 34 minutes 7 seconds east 304.72 feet to an iron pin forming a common corner among Lots 39, 38 and 34 on said plan; thence with a common boundary between Lots 39 and 38 south 43 degrees 15 minutes 10 seconds west 282.72 feet to an iron pin in the northeast margin of Priest Road forming a common front corner between Lots 39 and 38 on said plan; thence north 30 degrees 26 minutes 38 seconds west 26 feet to the beginning of a curve having a radius of 45 feet and a length of 75.01 feet in a northwest direction to the point of beginning.

Being the same property conveyed to Mark F. Thompson and wife, Mary E. Thompson, by deed dated February 27, 1997, from Mary P. Schatz and husband, Walter F. Schatz, of record in Book 10364, page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 2900, pages 110 - 111, said Register's Office; (c) restrictive covenants of record in Book 3255, page 387, said Register's Office; (d) easements of record in 5760, page 132 and Book 10364, page 316, said Register's Office; and (e) water easement of record in Book 3183, page 411, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2036 Priest Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110012344 DEEDWARR
Recvd: 03/01/11 14:15 2 pgs
Fees:13.00 Taxes:2171.90
20110301-0016485

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 our hands this 25th day of February, 2011.

Mark F. Thompson

Mary E. Thompson

STATE OF TENNESSEE
COUNTY OF DAVISDON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark F. Thompson and Mary E. Thompson, the 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 at Nashville, Tennessee this 25th day of February, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011