Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Aaron Kongsaysy
2021 Oak Trail Drive
Nolensville, TN 37135

MORTGAGEE:
F & M Bank
1639 Medical Center Parkway, Suite 101
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20110014365 DEEDWARR
Recvd: 03/10/11 08:47 3 pgs
Fees:18.00 Taxes:381.10
20110310-0019019

SEND TAX BILL TO:
F & M Bank
1639 Medical Center Parkway, Suite 101
Murfreesboro, TN 37129

MAP & PARCEL:
188100A05200co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George Stallings and Paul Pate,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Aaron Kongsaysy and Nathaniel Hudson, both single persons**, 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. 52, on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

BEING the same property conveyed to Pinnacle National Bank by Trustee's Deed from Hugh M. Queener, Trustee, appearing of record in Instrument No. 20091110-0103995, Register's Office for Davidson County, Tennessee, dated November 10, 2009 and recorded November 11, 2009 (Affidavit for consideration states $724,184.00--multiple properties). Being further conveyed to George Stallings and Paul Pate, by Special Warranty Deed from Pinnacle National Bank, of record in Instrument No. 20100701-0051598, Register's Office for Davidson County, Tennessee, dated June 25, 2010 and recorded July 1, 2010 (Affidavit for consideration states $92,400.00).

This conveyance is made subject to any and all matters appearing of record on the Plan of record in Instrument No. 20070807-0093924; Declaration of Covenants, Conditions, Liens, Easements, Restrictions and Restrictive Covenants contained in

an instrument of record in Instrument No. 20070627-0076582 and Instrument No. 20070821-0099817; Easement for Pipeline set forth in an instrument of record in Book 4588, page 484; Master Deed of record in Instrument No. 20070627-0076581 and amended as Instrument No. 20080515-0049892 and Instrument No. 20080515-0049893; Storm Water Detention Agreement of record in Instrument No. 20070702-0078659; Homeowner's Association dues, fees, or assessments, if any, not of the public record and are now due or may become due in the future; Easement and Memorandum of Agreement set forth in an instrument of record in Instrument No. 20070123-0009057; Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewer and/or storm drainage, set forth in an instrument of record in Instrument No. 20070703-0079178; Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No.20070711-0082648; and any and all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.
This conveyance is further made subject to real property taxes for 2011 and subsequent years.

The above referenced property is not and has never been the primary residence of either Grantor and any spouse of the Grantors.

The above referenced legal description is identical to the one in the previous deed of record.

This is **improved** property known as **2021 Oak Trail Drive, Nolensville, Tennessee 37135.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **4th** day of **March, 2011.**

George Stallings

Paul Pate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **George Stallings and Paul Pate**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of March, 2011.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3-7-11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $103,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of March, 2011.

Tisha C. Baldwin
NOTARY PUBLIC

My Commission Expires: 3-7-11