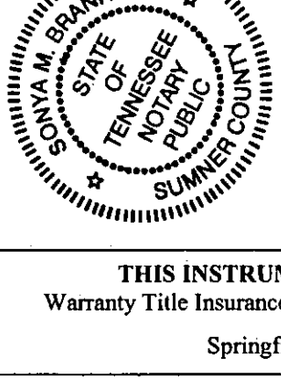
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 10-18-2011
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tonya Michele Epps | SAME | 081120G 00400CO |
| (NAME) | (NAME) | |
| 1215 Jackson Downs Blvd. | | 081120G 00300CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20110325 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, The Farmers Bank**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tonya Michele Epps, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 1500B and 1500A on the plan of Arthur Street Condominiums, a horizontal property regime thereof having been established by the Master Deed and By Laws recorded in Instrument No. 20090924-0089001, in said Register's Office, to which record reference is hereby made for a more particular description thereof, together with and subject to all the rights and obligations set out in the said Master Deed and ByLaws.

BEING a portion of the property conveyed to The Farmers Bank by Deed from Kimberly M. Cirsco and Samuel E. Harding, Jr., dated June 30, 2009 and filed of record in Instrument 20090722-0068874, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1500/ 1502 Arthur Avenue, Nashville, TN 37208

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110032352 DEEDWARR
Recvd: 06/01/11 10:11 2 pgs
Fees:13.00 Taxes:129.50
20110601-0041592

Witness my hand this 27th day of May, 2011.

The Farmers Bank

By: Kelvin Penuel, Senior Vice President

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kelvin Penuel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of The Farmers Bank, the within named bargainor, a Corporation, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Senior Vice President.

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

Commission expires: 10-18-2011

Notary Public

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172