WARRANTY DEED

R-PR-11-1501

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michelle Tigard Kammerer	F&M BANK	
1501 Lillian Street (ADDRESS)	(NAME) 50 Franklin Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	83-13-440.00

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 SHARON L. RUIZ AND JACOB W. HATHAWAY, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE TIGARD KAMMERER AND LUCAS KAMMERER, WIFE AND HUSBAND, 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 LOT(S) 136, OF BLOCK "O", AS SHOWN ON THE MAP ENTITLED LINDSLEY HOME PLACE, OF RECORD IN PLAT BOOK 2, PAGE(S) 92, CHANCERY COURT AT NASHVILLE. SAID LOT NO. 136 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LILLIAN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES WITH THE EASTERLY MARGIN OF SOUTH 15TH STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO SHARON L. RUIZ AND JACOB W. HATHAWAY, WIFE AND HUSBAND BY WARRANTY DEED FROM NANCY K. SHELTON AND THOMAS ALAN BLACKWELL, II, TENANTS IN COMMON, RECORDED ON THE 29TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050629-0074895, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 2, PAGE(S) 92, IN THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1501 Lillian Street, 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.

BILL GARRETT, Davidson County
Trans:T20110033032 DEEDWARR
Recvd: 06/03/11 08:25 2 pgs
Fees:13.00 Taxes:906.50
20110603-0042389

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

Sharon L. Ruiz

Jacob W. Hathaway by SRuiz his atty in fact

Jacob W. Hathaway

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2011, before me personally appeared Sharon L. Ruiz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacob W. Hathaway and who acknowledged he/she/they executed the same as the free act and deed of the said Jacob W. Hathaway.

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

Notary Public

My Commission Expires: 10.16.11

WILLIAMSON COUNTY LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon L. Ruiz the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 10.16.11

(SEAL)

WILLIAMSON COUNTY LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903