File No. 110418

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110040524 DEEDWARR
Recvd: 07/06/11 15:18 2 pgs
Fees: 13.00 Taxes: 351.50
20110706-0051785

REBECCA L. LOREE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Bobbie Jean Nolen By
Affiant Attorney AS Attorney in Fact

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 10/30/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie Jean Nolen	F&M Bank	064 04 0 091.00
(NAME) 4675 Woodview Circle	(NAME) 50 W Franklin Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Regional Appraisal Service, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbie Jean Nolen, an unmarried woman, 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:

Being Lot No. 28-B on the Plan of Zone Lot Division of Lot 28, Lake Country, of record in Plat Book 5800, Page 307, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mildred L. Ezell-Smith and husband, Darrell E. Smith by deed from Billy J. Lee and wife, Rose M. Lee, dated February 22, 1990 and recorded on February 22, 1990 in Book 8050, page 159, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Regional Appraisal Service, LLC by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated August 3, 2010 and recorded on August 10, 2010 in Instrument No. 20100810-0063209, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6095, page 656 and Book 6198, page 516, said Register's Office.

Charter of Lake Country Homeowners' Association of record in Book 7289, page 991, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4675 Woodview Circle, Old Hickory, TN 37138

(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 hand this 30th day of June, 2011.

Regional Appraisal Service, LLC

By: A.C. Nichols, Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared A.C. Nichols with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Managing Member of Regional Appraisal Service, LLC, the within named bargainor, and limited liability company, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said A.C. Nichols as such Managing Member.

Witness my hand and official seal this 30th day of June, 2011.

Commission expires:
12/8/13

REBECCA L. LOREE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public