WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Clara Mundy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2011.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christy Allison	F&M Bank	20110131-0008375
(NAME)	(NAME)	
722 Oakdell Ave.	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/21/11 11:53 3 pgs
Fees:18.00 Taxes:351.50
20111221-0099666

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, I, David L. Cook, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy Allison, married, 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. 15 and the Northerly 24 feet of Lot No. 14, Block A, of the Resubdivision of Power & Roth's Madison Park Subdivision of record in Plat Book 843, Page 75, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Special Warranty Deed from Federal Home Loan Mortgage Corporation, by and through its duly authorized Attorney-in-Fact National Default REO Services, a Delaware limited liability company dba First American Asset Closing Services ("FAACS") to David Cook, a single man, as recorded on the 31st day of January, 2011, of record in Instrument No. 20110131-0008374; Substitute Trustee's Deed from MCC TN, LLC, as Substitute Trustee to Federal Home Loan Mortgage Corporation, as recorded on the 29th day of September, 2010, of record in Instrument No. 20100929-0077456; Quitclaim Deed from Susan J. Holmes and Jeremy Holmes, husband and wife, to Susan J. Holmes, unmarried, as recorded on the 19th day of January, 2005, as of record in Instrument No. 20050119-0006430 and Warranty Deed from Steven Gregory Ventress and wife, Ginger D. Ventress, to Susan J. Holmes, married, as recorded on the 16th day of May, 2001, of record in Instrument No. 20010516-0050784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated, paid and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 722 Oakdell Ave., Madison, TN 37115
(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 15th day of December, 2011.

David L. Cook

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

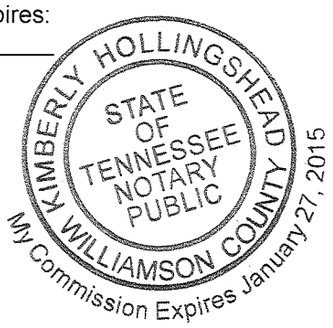
On this 15th day of December, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David L. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

_____

Notary Public,



Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE