WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 1/9/2012

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. HAZEKAMP

G-GS-11-01423

My Commission Expires JAN. 9, 2012

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 NUMBERS
Rachel L. Salinas	F&M BANK	
1423 4th Avenue North	(NAME) 100 Bluegrass Commons, Suite 100	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Hendersonville, TN 37075	82-9-T-9.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 GERMANTOWN STATION, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RACHEL L. SALINAS, AN UNMARRIED WOMAN AND JOSE D. SALINAS AND WIFE, AND DORA L. SALINAS ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 UNIT 9, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20100804-0061209, AMENDED AT INSTRUMENT NO. 20111020-0081623, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO GERMANTOWN STATION, LLC BY WARRANTY DEED FROM RONALD HILL AND BRANDI HILL, HUSBAND AND WIFE, EXECUTED DECEMBER 16, 2011 IN INSTRUMENT NO. 20111221-0099539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENTY YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100804-0061209 AMENDED IN INSTRUMENT NO. 20111020-0081623; EASEMENTS OF RECORD IN INSTRUMENT NO. 20070919-0111969; AGREEMENTS OF RECORD IN INSTRUMENT NOS. 20070919-0112010 AND 20100621-0047868; QUITCLAIM DEEDS OF RECOD IN INSTRUMENT NO. 20100722-0057467 AND INSTRUMENT NO. 20100722-0057468; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20101119-0092835 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1423 4th Avenue North, Nashville, Tennessee 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(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:T20120001298 DEEDWARR
Recvd: 01/06/12 09:19 2 pgs
Fees:13.00 Taxes:828.80
20120106-0001460

Witness my/our hand(s) this 30th day of December, 2011.

Germantown Station, LLC

BY: _____
Hunter Connelly, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of December, 2011, before me personally appeared Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Germantown Station, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 1/9/2012



My Commission Expires JAN. 9, 2012

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