WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120001680 DEEDWARR
Recvd: 01/09/12 08:52 2 pgs
Fees:13.00 Taxes:358.90
20120109-0001946

Return To:
Four Star Title, L
2508 N. Mt. Julle
Mt. Juliet, TN 37

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole L. Abernathy	F&M Bank	050150007.00
(NAME)	(NAME)	
345 Vailview Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Investment Holding Group IV, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nicole L. Abernathy, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 40, on the plan of Sky View, of record in Plat Book 2331, Page 54-55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Investment Holding Group IV LLC by Deed from C.E.O. Holdings III, LLC, dated 02/21/2011 and filed for record on 02/28/2011 in Instrument 201102280015829, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2331, Page 54-55, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Instrument 200209050107610, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 345 Vailview Drive, Nashville, TN 37207
(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/or 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/or 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 22nd day of December, 2011.

INVESTMENT HOLDING GROUP IV, LLC

Harold Feener
Manager

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Harold Feener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager, of Investment Holding Group IV, LLC, the within named bargainor, a limited liability company, and that Harold Feener as such Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Harold Feener as Manager.

Witness my hand and official seal this 22nd Day of December, 2011.

My Commission Expires:

8-3-15

Notary Public

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122