Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Subscribed and sworn to before me, this 5th day of April 2012.

Notary Public
My commission expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Fick	F & M Bank	082130B02100CC
936 Ireland St.	50 Franklin St.	
Nashville TN 37208	Clarksville, TN 37040	

BILL GARRETT, Davidson County
Trans:T20120027184 DEEDWARR
Recvd: 04/13/12 13:41 2 pgs
Fees:13.00 Taxes:712.25
20120413-0031877

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Eric E. Schenk , a married man hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jason Fick, a single man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 21 of Ireland 28 Condominiums, also known as Ireland 28, a horizontal property regime established by Master Deed of record in Instrument No. 20040416-0043331 and amended in Instrument No. 20040429-0048695, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric E. Schenk by deed from John Blahut of record in Instrument No. 20051007-0121192, dated 10/04/05, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20040416-0043331 and amended in Book 20040429-0048695.Register's Office for Williamson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Ireland 28 Condominiums and recorded in Instrument No. 20040416-0043331 and amended in Book 20040429-0048695 Register's Office for said county. 3) Charter for Ireland 28 Condominiums Association of record in Instrument No. 20040414-0041924

This property is improved property known as 936 Ireland St., Nashville, Tennessee 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 5th day of April, 2012.

Eric E. Schenk

Christie Schenk, who joins in this conveyance for the sole purpose of conveying any marital interest she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of April, 2012.

Notary Public

My Commission expires January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FILE NO: 07071