WARRANTY DEED

R-VRES-12-3427

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Kate Jacques
Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5.20-14

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Kate Jacques	F&M Bank	
3427 A 33rd Avenue South	(NAME) 10 Cadillac Drive, Suite 100	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood, TN 37027	104-10Q-003.00CO
(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 H & K INVESTMENTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATE JACQUES, A SINGLE WOMAN, 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 C, AVENUE SOUTH TOWNHOMES, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100907-0070753, AS AMENDED IN INSTRUMENT NO. 20100921-0075025, INSTRUMENT NO. 20110808-0060841, INSTRUMENT NO. 20111003-0076391, INSTRUMENT NO. 20111017-0080350 AND INSTRUMENT NO. 20120329-0026541, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION AND ACCURATE LOCATION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO H & K INVESTMENTS BY DEED FROM RAY E. TARKINGTON OF RECORD IN INSTRUMENT NO. 20100802-0060487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 23, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3106, PAGE 120; PLAT BOOK 3106, PAGE 131; INSTRUMENT NO. 20100907-0070753; INSTRUMENT NO. 20100921-0075025; INSTRUMENT NO. 20110808-0060841; INSTRUMENT NO. 20111003-0076391; INSTRUMENT NO. 20111017-0080350; INSTRUMENT NO. 20120329-0026541; INSTRUMENT NO. 20100907-0070752; INSTRUMENT NO. 20100728-0059166; INSTRUMENT NO. 20110311-0019580; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3427 A 33rd Avenue South, Nashville, Tennessee 37212
(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:T20120032188 DEEDWARR
Recvd: 05/02/12 13:51 2 pgs
Fees:13.00 Taxes:1295.00
20120502-0037705

Witness my/our hand(s) this 30th day of April, 2012.

H & K Investments

By: _____
John Howard, General Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared John Howard, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a General Partner of H & K Investments, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of APRIL, 2012.

_____
Notary Public
My Commission Expires: 01/02/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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