RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $264,000.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2012. Notary Public My commission expires: 3/1/16

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120045796 DEEDWARR
Recvd: 06/21/12 09:13 2 pgs
Fees:13.00 Taxes:976.80
20120621-0054338

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan P. Sheahen Shawna Sheahen	~~New Owner~~ F & M Bank	MAP/PARCEL 147-05-0-158.00
4909 Salem Drive	100 Bluegrass Commons Blvd. Ste 100	
Nashville, TN 37211	Hendersonville, Tn. 37075	

FOR AND IN 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 ACKNOWLEDGE, WE,

Rodney L. Przybylinski and wife, Anna Cerez Gant Przybylinski

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan P. Sheahen and Shawna T. Sheahen, husband and wife

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. 515 on the Map of Section Six, Crieve Hall Estates, as of record in Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney L. Przybylinski and wife Anna Cerez Gant Przybylinski by General Warranty Deed from Kathleen R. Crunk, of record in Instrument No. 20030708-0094031, Dated Jun 20, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2331, Page 1 and Book 2331, Page 2 Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2332, Page 92, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6209, Page 341, Book 6255, Page 807, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4909 Salem Drive, Nashville, TN 37211.

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 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/our hand(s) this 15th day of June, 2012.

Rodney L. Przybylinski by: Anna Cerez Gant Przybylinski, attorney in fact

Rodney L. Przybylinski by Anna Cerez Gant Przybylinski, Attorney in Fact

Anna Cerez Gant Przybylinski

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
DTH

Personally appeared before me, a Notary Public of said County and State, Anna Cerez Gant Przybylinski , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Anna Cerez Gant Przybylinski, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Rodney L. Przybylinski for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Rodney L. Przybylinski , and is authorized by Rodney L. Przybylinski to execute this instrument on his behalf.

This the 15th day of June, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **120555DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027