WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2012

Notary Public:

MY COMMISSION EXPIRES: 1/27/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120047055 DEEDWARR
Recvd: 06/26/12 10:57 2 pgs
Fees: 13.00 Taxes: 564.25
20120626-0055923

STATE OF TENNESSEE NOTARY PUBLIC BRENDA HUNTSMAN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Herman A. Kaminsky	F&M Bank	Parcel ID:
2937 Steamboat Dr.	P.O. Box 451	062020A27800CO
Nashville, TN 37217	Clarksville, TN 37041	

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 acknowledged, we

Charles L. Pickney, Jr., married and Matthew D. Pickney, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Herman A. Kaminsky , an unmarried man

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:

BEING Lot No. 315, on the Plan of River Trace Estates, Phase I, Section 4 & 5, of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Charles L. Pickney, Jr., married, and Matthew D. Pickney by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument 20110926-0074172, Register's Office for said County, dated September 21, 2011.

This conveyance is subject to Restrictions and By-Laws of record in Book 6851, Page 370; Book 6982, Page 747; and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 409, said Register's Office; (3) Transmission Line Easement to USA of record in Book 1163, Page 341-342, Register's Office for said County; (4) Transmission Line Easement to Metropolitan Court of Nashville & Davidson County of record in Book 3959, Page 595, Register's Office for said County.

This property is not a marital residence for Charles L. Pickney, Jr. and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2937 Steamboat Dr., Nashville, TN 37217

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, their heirs and assigns forever; and we do covenant with 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 our hands this 22nd day of June, 2012.

Charles L. Pickney, Jr.

Matthew D. Pickney

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0191-1637

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles L. Pickney, Jr. and Matthew D. Pickney, 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 Nashville, Tennessee, this 22nd day of June, 2012.

My Commission Expires: 9-4-14

Notary Public

