Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $220,000.00

LeAnn Mahoney
Affiant

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 22nd day of June, 2012.

Notary Public
My commission expires: 1-6-14

06-1206-74692

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James D. Frost 5225 Regent Drive Nashville TN 37220	F & M Bank 10 Cadillac Dr #100 Brentwood, TN 37027	160-03-0-069.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel Martin Winters, Married, Michael Byron Winters, Married, and Jacky Lee Winters, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James D. Frost and Catherine P. Frost, hereinafter called the Grantees, their successors 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. 289, on the Plan of Haileywood Estates, Section 8, of record in Plat recorded in Book 2854, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel Martin Winters, Michael Byron Winters, and Jacky Lee Winters, by deed from Ollie Winters, widow of Byron P. Winters, dated November 2, 2003, of record in Instrument No. 20031208-0175939, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of any of the Grantors or their respective spouses.

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 property is improved property known as 5225 Regent Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/28/12 15:47 3 pgs
Fees:18.00 Taxes:814.00
20120628-0057023

WITNESS my hand this 22 day of June, 2012.

Michael Byron Winters

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MICHAEL BYRON WINTERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 22 day of June, 2012.

Notary Public

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 12/3/13

WITNESS my hand this ____ day of June, 2012.

JACKY LEE WINTERS

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JACKY LEE WINTERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 22 day of June, 2012.

Notary Public

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 12/3/13

WITNESS my hand this 22nd day of June, 2012.

Samuel Martin Winters

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel Martin Winters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of June, 2012.

Notary Public

My Commission expires 8-4-2016

LORI I. MARSH
Notary Public, North Carolina
Davidson County
My Commission Expires
8-4-2016

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY