39B

WARRANTY DEED

G-VRE-12-1105

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Affiant

Subscribed and sworn to before me this 31st DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

ANGELA R. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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
Charles Emerick	F&M Bank	
1105 Nutmeg Court (ADDRESS)	(NAME) 10 Cadillac Drive, Ste 100 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	160-11-72.00

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 MARY ELLEN LISS AND WALTER D. LISS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES EMERICK AND KIMBERLY CLAIRE WILLIAM EMERICK, HUSBAND AND WIFE , 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 LOT 37, HEARTHSTONE, PHASE 9, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 374, CORRECTED IN BOOK 7334, PAGE 188, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY ELLEN LISS AND WALTER D. LISS, WIFE AND HUSBAND BY WARRANTY DEED FROM FREDERICK J. OSBORNE III AND WIFE, JANE MCDOUGAL OSBORNE, RECORDED ON THE 10TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110810-0061468, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 374 CORRECTED IN BOOK PLAT BOOK 7334, PAGE 188; RETRICTIVE COVENANTS OF RECORD IN BOOK 7302, PAGE 92; CHARTER OF THE HOA OF RECORD IN BOOK 6995, PAGE 646; EASEMENT OF RECORD IN BOOK 7465, PAGE 717 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1105 Nutmeg Court, Brentwood, Tennessee 37027
(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:T20120066985 DEEDWARR
Recvd: 09/06/12 14:27 2 pgs
Fees:13.00 Taxes:1211.75
20120906-0080888

Witness my/our hand(s) this 31st day of August, 2012.

Mary Ellen Liss by Laura Mitchell, Attorney
In Fact

Walter D. Liss by Laura Mitchell, Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2012, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Ellen Liss and Walter D. Liss and who acknowledged she executed the same as the free act and deed of the said Mary Ellen Liss and Walter D. Liss.

Witness my hand and official seal, this the 31st day of August, 2012.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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