BILL GARRETT, Davidson County
Trans:T20120070973 DEEDWARR
Recvd: 09/20/12 13:28 3 pgs
Fees:18.00 Taxes:621.60
20120920-0085595

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $168,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2012. Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Don Hejny and Lydia A. Hejny 1701 Shelby Avenue Nashville, TN 37206	F & M Bank 10 Cadillac Drive, Ste 100 Brentwood, TN 37027	08314031200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER RAMIEH AND WIFE, CHARLOTTE RAMIEH**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DON HEJNY AND LYDIA A. HEJNY, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, 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 Christopher Ramieh by deed date June 22, 2005, from Emma Mae Smith, unmarried, of record in Instrument No. 20050712-0080360, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1701 Shelby Avenue, Nashville, TN 37206.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of September, 2012.

Christopher Ramieh

Christopher Ramieh

By: by David Lea attorney in fact

David Lea, Attorney-in-fact

Charlotte Ramieh

Charlotte Ramieh

By: by David Lea attorney in fact

David Lea, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID LEA**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Christopher Ramieh,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14 day of September, 2012.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 3, 2015

Notary Public

My Commission Expires: _____

498381.1/200736

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID LEA**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Charlotte Ramieh**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of September, 2012.

Notary Public

My Commission Expires: _____

