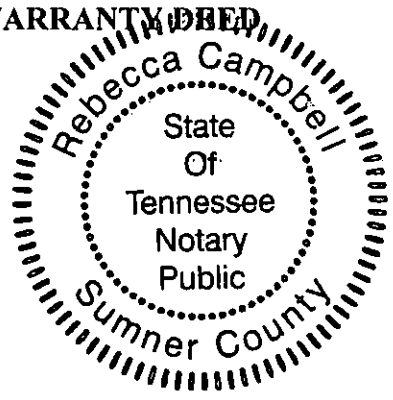
File No. 20120102

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/22/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Simonsen	F & M Bank	044-14-0-105.00
(NAME)	(NAME)	
916 Livingston Street	100 Bluegrass Commons Blvd., Ste. 100	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, James E. Dwyer, Jr., unmarried and Judith Valentine, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher J. Simonsen, 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:

LAND in Davidson County, Tennessee, being Lot No. 71, on the Plan of Section II, Rolling Green Subdivision, Village of Old Hickory, as shown on plat of record in Book 1424, Page 91, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James E. Dwyer, Jr., unmarried, and Judith Valentine, married, by Special Warranty Deed from Federal National Mortgage Association a/k/a Fannie Mae, dated 10/17/11 and recorded 10/20/11 in Instrument No. 20111020-0081858; and the same property previously conveyed to Federal National Mortgage Association, by Trustee's Deed, from Shellie Wallace, Successor Trustee, dated 1/26/11 and recorded 2/3/11 in Instrument No. 20110203-0009560; Shellie Wallace was appointed as Successor Trustee Appointment of Successor Trustee dated 4/27/10 and recorded 5/13/10 in Instrument No. 20100513-0036789 (pursuant to the terms of and due to default on a Deed of Trust executed by Jane Mears Malone of record in Instrument No. 20060501-0049427); previously conveyed to Jane Mears Malone by Will of Minnie Margaret Plant Mears (aka Margaret Mears) filed 3/9/98 in Will Book 219, Page 32 in the Probate Court for Davidson County, Tennessee (Docket #98P369); and previously conveyed to Margaret Mears by Warranty Deed from C.L. Ferrell and Pauline R. Ferrell, dated 9/29/64 and recorded 10/6/64 in Book 3819, Page 153, all of record in the Register's Office for Davidson County, Tennessee.

Husband of Judith Valentine has never occupied the herein described property as his primary residence.

Subject to any and all restrictions and/or existing easements of record, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120072460 DEEDWARR
Recvd: 09/26/12 09:13 2 pgs
Fees:13.00 Taxes:296.00
20120926-0087398

File No. 20120102

unimproved ☐

This is improved ☒ property, known as 916 Livingston Street, Old Hickory, TN 37138

(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 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 29th day of August, 2012.

James E. Dwyer, Jr.

Judith Valentine

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Dwyer, Jr., unmarried and Judith Valentine, married, the bargainor(s), 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 this 29th day of August, 2012.

Commission expires:

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County