WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001453 DEEDWARR
Recvd: 01/07/13 10:14 2 pgs
Fees:13.00 Taxes:485.44
20130107-0001716

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE,
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron L. Read	F&M Bank	
(NAME)	(NAME)	
133 Ivy Hill Lane	50 Franklin Street	033030B13100CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121253

For and 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, Lemuel R. Wilson Jr. and wife, Tomarro Wilson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Aaron L. Read and wife, Amanda L. Read**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 121 on the plan of Dry Creek Farms, Phase 3, of record in Instrument No. 20070221-0021236, as corrected in Instrument 20070411-0043542, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Lemuel R. Wilson Jr. and wife, Tomarro Wilson by Warranty Deed from Beezer Homes Corp. dated June 2, 2008 and filed of record in Instrument 20080604-0057547, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 20031001-0145053, as amended in Instrument 20080611-0060336, and to the Restrictions appearing of record in 20040921-0113624, amended in Instrument 20070424-0048575, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 133 Ivy Hill Lane, Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

LW TW

Witness our hands this 17th day of December, 2012.

Lemuel R. Wilson Jr.

Tomarro Wilson

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lemuel R. Wilson Jr. and wife, Tomarro Wilson, 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 17th day of December, 2012.

Commission expires:

Notary Public

JANET E. HILL NOTARY PUBLIC PULASKI COUNTY, ARK.

Comm Exp 1-20-2015