WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2013

Notary Public

MY COMMISSION EXPIRES: 7-8-13

(AFFIX SEAL)

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2013

R-VRE-12-1201

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
Alistair Elizabeth Newbern	Farm Bank (NAME)	
1201 Calvin Avenue	50 FRANKLIN ST.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CLARKSVILLE, TN 37040	83-05-0-312
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we DONALD AARON REAVILLE AND MARY GRACE GIBB REAVILLE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALISTAIR NEWBERN, a single woman 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 NO. 13 OF BLOCK "B" ON THE PLAN OF F. O. BEASLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 85, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DONALD AARON REAVILLE AND MARY GRACE GIBB REAVILLE, HUSBAND AND WIFE BY WARRANTY DEED FROM PAUL R. BONOVICH AND WIFE, STEPHANIE A. BONOVICH OF RECORD AS INSTRUMENT NO. 20030317-0034813, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 13, 2003, RECORDED MARCH 17, 2003.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 85; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1201 Calvin Avenue, Nashville, Tennessee 37206

(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: T20130006830 DEEDWARR
Recvd: 01/24/13 14:29 2 pgs
Fees: 13.00 Taxes: 1313.50

20130124-0007993

Witness my/our hand(s) this 28th day of January, 2013.

Donald Aaron Reaville by Anna Altic as Attorney in Fact

Donald Aaron Reaville by Anna Altic as Attorney in Fact

Mary Grace Gibb Reaville by Anna Altic as Attorney in Fact

Mary Grace Gibb Reaville by Anna Altic as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of January, 2013, before me personally appeared Anna Altic 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 Donald Aaron Reaville and Mary Grace Gibb Reaville and who acknowledged he/she/they executed the same as the free act and deed of the said Donald Aaron Reaville and Mary Grace Gibb Reaville.

Witness my hand and official seal, this the 28th day of January, 2013.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
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