WARRANTY DEED

G-KW-12-1111

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 NUMBER
David O. Huff	F&M Bank	
1111 Holly Street (ADDRESS)	10 Cadillac Drive, Ste. 100 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	83-9-241.00

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 CHESNUT ENTERPRISES, LLC, TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID O. HUFF AND WIFE, JAN RHODES, 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 THE EASTERLY 45 FEET LOT NO. 20 ON THE PLAN OF EAST EDGEFIELD ADDITION, AS OF RECORD IN BOOK 21, PAGE 147, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARCEL OF LOT NO. 20 FRONTS 45 FEET ON THE NORTHERLY SIDE OF HOLLY, FORMERLY ELM STREET AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHESNUT ENTERPRISES, LLC, TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM FRANK R. PRESTON, AN UNMARRIED PERSON AND KEVAN B. HIPPLER, AN UNMARRIED PERSON, RECORDED ON THE 22ND DAY OF AUGUST, 2012 IN INSTRUMENT NO. 20120822-0075361, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 21, PAGE 147 AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20050310-0026488 AND 20121227-0119171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1111 Holly Street, 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: T20130010158 DEEDWARR
Recvd: 02/06/13 09:44 2 pgs
Fees: 13.00 Taxes: 1979.50
20130206-0012220

Witness my/our hand(s) this 1st day of February, 2013.

Chesnut Enterprises, LLC

By: _____, MEM
Mark A. Chesnut, Member

By: _____, MEM
Michelle Chesnut, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of February, 2013, before me personally appeared Mark A. Chesnut and Michelle Chesnut, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of Chesnut Enterprises, LLC, Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of February, 2013.

_____
Notary Public

My Commission Expires:

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