STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 43,000.00

Affiant

Subscribed and sworn to before me, this 19th day of March, 2013.

Notary Public

My commission expires: 6/21/16

MARK LINDISCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130025669 DEEDWARR
Recvd: 04/01/13 10:40 2 pgs
Fees:13.00 Taxes:159.10
20130401-0031256

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ARNOLD MOLES	**NEW OWNER**	**04313022200**
212 FORREST PARK ROAD		
MADISON, TN 37115		

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 ACKNOWLEDGE, WE,

FIRST NATIONAL BANK OF MCMINNVILLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARNOLD MOLES, married

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:

Lot No. 11 of Block "H" on the Map of Forest Park Subdivision, Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 11 fronts 50 feet on the westerly margin of Forest Park Road and runs back between two parallel lines measuring 170.25 feet thereon to a dead line in the rear measuring 50 feet therein.

BEING PART OF THE SAME PROPERTY CONVEYED TO FIRST NATIONAL BANK OF MCMINNVILLE BY TRUSTEE'S DEED FROM DAVID W MARTTALA, AS TRUSTEE DATED 02/28/12 AND RECORDED ON 02/29/12 IN INSTRUMENT NO. 20120229-0017485, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 212 FORREST PARK ROAD, MADISON, TN 37115.

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 in 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 my/our hand(s) this 19th day of March, 2013.

FIRST NATIONAL BANK OF MCMINNVILLE

Scott Uselton SVP

By: SCOTT USELTON, SENIOR VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared SCOTT USELTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SENIOR VICE PRESIDENT of FIRST NATIONAL BANK OF MCMINNVILLE, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SENIOR VICE PRESIDENT.

Witness my hand, at office, this 19th day of March, 2013.

Notary Public

My Commission Expires: 6/21/16

MARK LINDISCH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY