WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/03/16

(AFFIX SEAL)

KATHRYN MICHELLE CASSIDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires AUG. 23, 2016

Mail to:
Jim R. Vanderpeel, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annibelle L. Lin and William J. Chatman	F & M Bank	171-3C-14.00
(NAME)	(NAME)	
5264 Fredericksburg Way E.	100 Bluegrass Commons Suite 100	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, John C. Rose and wife, Tina R. Rose, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annibelle L. Lin and William J. Chatman, wife and husband, 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. 239, on the Plan of Secton 5-C, Fredericksburg, as shown on plat of record in Plat Book 7900, page 509 and Book 9700, page 48, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John C. Rose and wife, Tina R. Rose, by deed of record in Instrument Number 20041018-0124611, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Fredericksburg of record in Plat Book 7900, page 509 and Book 9700, page 48, Register's Office for Davidson County, Tennessee. Easements of record in Book 9771, page 545 and Book 7851, page 712, Register's Office for Davidson County, Tennessee. Subject to restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 9860, pager 840; Book 7798, page 843; By-Laws in Book 8920, page 45; Easement in Book 7993, page 269; Book 7851, page 712; Charter in Book 8920, page 40; Amenities Area in Book 9443, page 538; Book 7900, page 807; Deeds of Conveyance in Book 9698, page 81 and Book 9698, page 124, and all matters shown on the Plan of record.

unimproved ☐

This is improved ☒ property, known as 5264 Fredericksburg Way E., Brentwood, TN 37027

(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.

BILL GARRETT, Davidson County
Trans: T20130034722 DEEDWARR
Recvd: 04/29/13 08:48 2 pgs
Fees: 13.00 Taxes: 1217.30
20130429-0042025

Witness our hands this 26th day of April, 2013.

John C. Rose

Tina R. Rose

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Rose and wife, Tina R. Rose, 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 at Franklin, Tennessee this 26th day of April, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017