Box 14

24870-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130035501 DEEDWARR
Recvd: 04/30/13 11:54 2 pgs
Fees: 13.00 Taxes: 1248.75
20130430-0043000

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$337,500.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2013.

Notary Public

My commission expires: 9-19-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jillian Rothe	**F&M Bank**	**Map 104-05-0, Parcel 018**
106 39th Avenue North	**P. O. Box 451**	
Nashville , TN 37209	**Clarksville, TN 37041**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kelly Brooke Drier, unmarried

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

Jillian Rothe, a single woman

HEREINAFTER CALLED THE GRANTEES, HER 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. 71 on the Plan of Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

SAID Lot No. 71 fronts 50 feet on the easterly margin of 39th Avenue North and extends back between parallel lines 160 feet to an alley in the rear.

BEING the same property conveyed to Kelly Brooke Drier, unmarried by Deed, dated October 25, 1991, from William R. Pryse and wife, Dorothy B. Pryse, of record in Book 8475, page 693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Kelly Brooke Drier, pursuant to a Power of Attorney executed by same on the 24th day of April, 2013, of record in Instrument No. 20130430000 42999 , Register's Office for Davidson County, Tennessee.

This is improved (_X_) Unimproved (____) property, known as **106 39th Avenue North, Nashville , TN 37209**

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 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.

Witness my/our hand(s) this **29th** day of **April, 2013.**

Kelly Brooke Drier

Kelly Brooke Drier

By: Kim Poor her attorney in fact

Kim Poor, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Kim Poor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for Kelly Brooke Drier, and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Kelly Brooke Drier for the purpose therein contained, by signing the name of Kelly Brooke Drier by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2013

Notary Public

My Commission Expires: 9-9-16

