WARRANTY DEED

G-FS-13-410

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,400.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 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 NUMBERS
Robert L. Suter	F&M Bank	
410 Alden Court (ADDRESS)	PO Box 451 (NAME)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Clarksville, TN 37041 (ADDRESS) (CITY) (STATE) (ZIP)	103-6-245.00

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 ROBERT E. PAYNE AND TERESA TANNER PAYNE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT L. SUTER AND KATHERINE R. SUTER, HUSBAND AND WIFE, 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 1-A, BROOKSIDE COURTS, ADDITION NO. 2, ZONE LOT DIVISION OF LOT NO. 1 OF RESUBDIVISION OF RESERVED PARCEL A, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 190, AMENDED IN PLAT BOOK 6250, PAGE 430, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TERESA TANNER (N/K/A TERESA TANNER PAYNE) TO ROBERT E. PAYNE AND WIFE TERESA TANNER PAYNE AS RECORDED ON THE 18TH DAY OF JANUARY, 2011 IN INSTRUMENT NO. 20110118-0004681 AND WARRANTY DEED FROM MELINDA ANNE CAPERTON, TRUSTEE OF THE MELINDA ANNE CAPTERON REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 11, 1994 TO TERESA TANNER AS RECORDED ON THE 16TH DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003160026939, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 5210, PAGE(S) 190, AMENDED IN PLAT BOOK 6250, PAGE 430; 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 410 Alden Court, Nashville, Tennessee 37209
(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:T20130038317 DEEDWARR
Recvd: 05/08/13 09:41 2 pgs
Fees:13.00 Taxes:1070.78
20130508-0046304

Witness my/our hand(s) this 30th day of April, 2013.

Robert E. Payne

Teresa Tanner Payne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Payne and Teresa Tanner Payne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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