BILL GARRETT, Davidson County
Trans:T20130054174 DEEDWARR
Recvd: 06/26/13 11:23 2 pgs
Fees:13.00 Taxes:741.09
20130626-0065657

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,295.00.

Kim Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2013.

Jenny Goslin
Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 13-5950D

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Graham Sells and Kaysha Sells, husband and wife (NAME)	F & M Bank (NAME)	174 11 B 8
6033 Cane Springs Road (STREET ADDRESS)	50 Franklin Street (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Randall Clemons, Trustee for the benefit of Wilson Bank & Trust and Citizens Bank of Lafayette**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Graham Sells and Kaysha Sells, husband and wife,** 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. 8 on the plan of FINAL PLAT OF THE GROVE AT CANE RIDGE, PHASE ONE, as shown by plat of record in Instrument No. 201203010018228, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, from Pinnacle National Bank, by Deed dated August 5, 2011, as Instrument No. 201108050060575, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Numbers 200009050087103; 200012040119093; 200108150088370; 200403190031603; 200411020131848; 201005260040558; 200601120004819; 201012280102708; 201205240045182; and 201206040048269, and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 201203010018228, Register's Office for Sumner County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument Number 200108150088360, Register's Office for Sumner County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument Numbers 200108150088361, and 201101280007971, Register's Office for Sumner County, Tennessee.

5. Transmission Line Easement as recorded in Book 4428, page 565, Register's Office for Sumner County, Tennessee.

6. Easements to United Telephone Co as recorded in Instrument Numbers 20020123009340 and 200606070067535, Register's Office for Sumner County, Tennessee.

7. Dedication of Easement for water mains, access road, power lines, and appurtenances as recorded in Book 5078, page 476, Register's Office for Sumner County, Tennessee.

8. Stormwater detention agreement as recorded in Instrument Number 200504130041341 Register's Office for Sumner County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6033 Cane Springs Road, Antioch, TN 37013.

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. Whenever 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 20th day of June, 2013.

RANDALL CLEMONS, TRUSTEE FOR THE
BENEFIT OF WILSON BANK & TRUST AND
CITIZENS BANK OF LAFAYETTE

By: _____
Gary Whitaker, Successor Trustee

June 20, 2013
Date

STATE OF Tennessee

COUNTY OF Wilson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gary Whitaker, Successor Trustee for Randall Clemons, Trustee for the benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Successor Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of June, 2013.

My Commission Expires: 8-17-2013

_____
Notary Public

LISA B. GAYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066