WARRANTY DEED

B-BK-13-500B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-30-14
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY

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
Nicholas Ryan Cook	F&M Bank	
3209 Parthenon Ave. (ADDRESS)	10 Cadillac Way, Suite 100 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	105110B 00100

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 500 SOUTHGATE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS RYAN COOK, A SINGLE MAN, 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 UNIT A, 500 SOUTHGATE TOWNHOMES AS ESTABLISHED BY MASTER DEED FILED OF RECORD IN INSTRUMENT NUMBER 20130125-0008448 AND AMENDED IN INSTRUMENT NO. 20130320-0027486, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO 500 SOUTHGATE, LLC BY WARRANTY DEED FROM STEVE WISE OF RECORD AT INSTRUMENT NO. 20120326-0025527, DATED MARCH 22, 2012 AND RECORDED ON MARCH 26, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO STEVE WISE BY WARRANTY DEED FROM H. B. MANNERS, JR. AND DAVID ALEXANDER MANNER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP OF RECORD AT INSTRUMENT NO. 20090408-0032089, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 02, 2009 AND RECORDED ON APRIL 08, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE 70; INSTRUMENT NUMBER 20080208-0013294; INSTRUMENT NUMBER 20130125-0008448 AS AMENDED IN INSTRUMENT NUMBER 20130320-0027486; INSTRUMENT NUMBER 20130125-0008447, 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 500B Southgate Avenue, Nashville, Tennessee 37203
(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:T20130064960 DEEDWARR
Recvd: 07/30/13 11:21 2 pgs
Fees:13.00 Taxes:1069.30
20130730-0079098

Witness my/our hand(s) this 26th day of July, 2013.

500 Southgate, LLC

By: Ewing Holdings, LLC

Anthony E. Ewing, Member

State of TN
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY E. EWING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to the Sole Member of Ewing Holdings, LLC, Sole Member of 500 Southgate, LLC, the within named bargainor(s), and that he as such Sole Member of Ewing Holdings, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of Ewing Holdings, LLC, Sole Member of 500 Southgate, LLC by himself as Sole Member.

Witness my hand and official seal, this the 26 day of July, 2013..

Notary Public
My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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