Box 14
File #25201-8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-VRES-13-1015

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
Eric Werner	F & M Bank	
1015 Shadow Lane (ADDRESS)	50 Franklin St (NAME)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (ADDRESS) (CITY) (STATE) (ZIP)	084-01-0-153.00

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, I/we JOHN MICHAEL KELLY, UNMARRIED AND CHARLES WAYNE HOLLINGSWORTH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ERIC WERNER, 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 NO. 94 ON THE PLAN OF SECTION ONE, ROSE ESTATES OF RECORD IN PLAT BOOK 3600, PAGE 37, AS AMENDED IN BOOK 3862, PAGE 92, 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 THE SAME PROPERTY CONVEYED TO JOHN MICHAEL KELLY, UNMARRIED AND CHARLES WAYNE HOLLINGSWORTH, UNMARRIED, AS JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM JOHN MICHAEL KELLY OF RECORD AT INSTRUMENT NO. 201000907-0071193, DATED SEPTEMBER 01, 2010 AND RECORDED ON SEPTEMBER 07, 2010, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 3600, PAGE 37 AND AMENDED IN PLAT BOOK 3862, PAGE 92; BOOK 3676, PAGE 361 AND AMENDED IN BOOK 3707, PAGE 356; BOOK 9738, PAGE 953, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1015 Shadow Lane, Nashville, Tennessee 37206
(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:T20130066212 DEEDWARR
Recvd: 08/02/13 09:49 2 pgs
Fees:13.00 Taxes:665.63
20130802-0080741

Witness my/our hand(s) this 31st day of July, 2013.

John Michael Kelly

Charles Wayne Hollingsworth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Michael Kelly and Charles Wayne Hollingsworth, 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 31st day of July, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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