BILL GARRETT, Davidson County
Trans: T20130081171 DEEDWARR
Recvd: 09/19/13 10:13 2 pgs
Fees: 13.00 Taxes: 591.63
20130919-0098639

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

WARRANTY DEED

VICKI DUTTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

R-VRES-13-753

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Rebecca Cargle
Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2013.

Vicki DuHon
Notary Public

MY COMMISSION EXPIRES: 3/1/16
(AFFIX SEAL)

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
Christopher A. Cagle	F & M Bank (NAME)	
753 Spence Enclave Lane (ADDRESS)	100 Bluegrass Commons Blvd. Ste. 100 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Hendersonville, Tn. 37075 (CITY) (STATE) (ZIP)	094-16-0E-082.00-CO

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 COLE R. ELMER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER A. CAGLE AND ALEAH *CAGLE, 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:

*J.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 82 ON THE PLAN OF SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT AS SHOWN ON EXHIBIT A-2 TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE SPENCE ENCLAVE TOWNHOMES OF RECORD AS INSTRUMENT NUMBER 20061115-0141672 AS AMENDED BY INSTRUMENT NUMBER 20061117-0142842, INSTRUMENT NO. 20061213-0153595, INSTRUMENT NO. 20080222-0017508, INSTRUMENT NO. 20080423-0041404 AND INSTRUMENT NO. 20080507-0047102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO COLE R. ELMER, AN UNMARRIED MAN BY WARRANTY DEED FROM R. J. YORK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20080616-0061779, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 09, 2008 AND RECORDED ON JUNE 16, 2008.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20061115-0141672; AMENDED IN INSTRUMENT NO. 20061117-0142842, INSTRUMENT NO. 20061213-0153595, INSTRUMENT NO. 20080222-0017508, INSTRUMENT NO. 20080423-0041404, INSTRUMENT NO. 20080507-0047102, INSTRUMENT NO. 20100427-0031915, SCRIVENER' S AFFIDAVIT AND CORRECTION INSTRUMENT IN INSTRUMENT NO. 20100428-0032407 AND INSTRUMENT NO. 20121116-0105801; BOOK 437, PAGE 45; BOOK 1814, PAGE 597; BOOK 722, PAGE 271; BOOK 5015, PAGE 699; BOOK 1814, PAGE 594; BOOK 2704, PAGE 419; BOOK 437, PAGE 54; BOOK 2026, PAGE 616; BOOK 7672, PAGE 112; BOOK 5666, PAGE 656; BOOK 5451, PAGE 769; INSTRUMENT NUMBER 20051219-0151715; INSTRUMENT NUMBER 20080409-0035677; INSTRUMENT NUMBER 20060210-0016418 AND INSTRUMENT NO. 20060210-0016424; SAID REGISTER'S OFFICE; C) MATTERS SHOWN ON SURVEY BY STEPHEN D. DELLE, TENNESSEE RLS NO. 1710, DATED OCTOBER 31, 2005, LAST REVISED NOVEMBER 1, 2005, PROJECT NO. 05039; D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

JENNIFER ELMER, SPOUSE OF COLE R. ELMER, JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 753 Spence Enclave Lane, Nashville, Tennessee 37210
(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.

Witness my/our hand(s) this 16th day of September, 2013.

Cole R. Elmer

Jennifer Elmer

STATE OF Tennessee
COUNTY OF Davidson

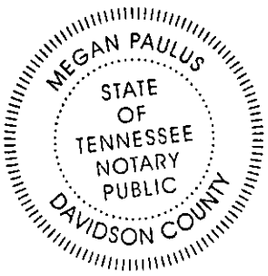
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cole R. Elmer and Jennifer Elmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 16th day of September, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



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