Davidson County DEEDWARR Recvd: 10/01/13 15:27 3 pgs Fees:18.00 Taxes:2275.50 **20131001-0103066**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00 Kimberly H. Wayman Affiant Subscribed and sworn to before me, this 1st DAY OF October, 2013. LeeAnn Campbell Notary Public MY COMMISSION EXPIRES: 3 MARCH 2014 (AFFIX SEAL)

WARRANTY DEED

KW13-0920

LEE ANN CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Walsh	F&M BANK	
920 Montrose Avenue	(NAME) 50 FRANKLIN STREET	
(ADDRESS) Nashville, TN 37204	(ADDRESS) CLARKSVILLE, TN 37040	118-01-304.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 PAUL GREER MOAK, III AND WIFE, TALITHA SHA MOAK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN WALSH, 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. 102 on the Plan of Montrose Place, of record in Book 57, Page 93, 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 Paul Greer Moak, III and wife, Talitha Sha Moak by Deed from James R. Bernstorf and wife, Brenda O. Bernstorf of record in Instrument No. 20080426-0038345, Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on April 16, 2008.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 920 Montrose Avenue, Nashville, Tennessee 37204
(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 1st day of October, 2013.

Paul Greer Moak, III

Talitha Sha Moak

STATE OF Tennessee
COUNTY OF Davidson

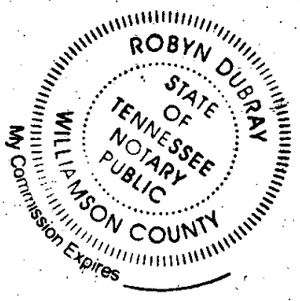
On this the 1st day of October, 2013, before me personally appeared Paul Greer Moak, III and wife, Talitha Sha Moak to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of October, 2013.

Notary Public

My Commission Expires: 9/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/03/2017

