Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130086829 DEEDWARR
Recvd: 10/08/13 08:48 2 pgs
Fees:13.00 Taxes:1043.40
20131008-0105408

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $282,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of October, 20 13.

Notary Public
My Commission expires: 1/6/14
(Affix Seal)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nathaniel Hartmann	F&M Bank	061-08-0-129.00
4604 Camellia Place	50 Franklin Street	
Nashville, TN 37216	Clarksville, TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doug Brooks and Lynn Brooks, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nathaniel Hartmann and Jennifer Larson, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of A.J. McGaughey's Second Haysboro Subdivision, of record in Book 547, page 43, Register's Office for Davidson County, Tennessee and being known as Lot No. 16 on the Map of the Subdivision of the George C. Nolen 10 acre tract, as shown on an unrecorded Map prepared by Erle Drake, County Surveyor, May 30, 1935, as follows:

Beginning ata point in the easterly margin of Camellia Place, said point being 600 feet southerly, as measured along the east margin of Camellia Place from the southeasterly corner of the intersection of Camellia Place and Log Cabin Road; thence along the easterly margin of Camellia Place, South 6-1/4 degrees East 100 feet to a point; thence leaving Camellia Place, North 87-1/2 degrees East 220 feet to a point; thence North 6-1/4 degrees West 100 feet to a point; thence South 87-1/2 degrees West 220 feet to a point in the easterly margin of Camellia Place, the point of beginning.

Being the same property conveyed to Doug Brooks and Lynn Brooks, husband and wife, from Mission Properties, LLC, by deed on January 3, 2013, of record in Instrument Number 20130103-0001050, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 43, Register's Office Davidson County, Tennessee.

This is improved property known as: **4604 Camellia Place, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 3, 2013.

Doug Brooks

Lynn Brooks
by Doug Brooks, as attorney-in-fact
as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Doug Brooks to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 3, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Doug Brooks, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Lynn Brooks, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lynn Brooks, the bargainor(s), by the said Daoug Brooks, as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of October, 2013.

My Commission Expires: 7/6/15

NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY