WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOY CARNEY
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2015

B-VRES-13-1205

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly B. Reed	F+M Bank	
(NAME)	(NAME)	
1205 Lone Oak Road	50 Franklin Street	**131-07-0F-002.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37040	
(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 **SARAH MATHIAS, (FKA SARAH MASSIE NEELEY, AKA SARAH MASSIE JOHNSON) MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MOLLY B. REED, A SINGLE WOMAN** 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 NO. B ON THE PLAN OF LONE OAK CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME OF RECORD IN PLAT BOOK 7900, PAGE 491, 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 SARAH MASSIE NEELEY AND HUSBAND, JOHN NEELEY BY DEED FROM SARAH MASSIE NEELEY OF RECORD IN BOOK 11595, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 27, 1999 RECORDED ON JULY 30, 1999. THE SAID JOHN NEELEY HAVING DIED JULY 31, 2009. THE SAID SARAH MASSEY NEELEY HAVING SINCE MARRIED AND IS NOW KNOWN AS SARAH MATHIAS.

BEING THE SAME PROPERTY CONVEYED TO SARAH MASSIE JOHNSON, UNMARRIED BY DEED FROM O.H. MASON AND WIFE, DOROTHY MASON OF RECORD IN BOOK 8895, PAGE 631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 17, 1993 RECORDED ON MARCH 25, 1993.

HERMAN MARK MATHIAS, THE SPOUSE OF SARAH MATHIAS, HAS NEVER LIVED HERE AS A PRIMARY OR MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 7900, PAGE 491 AND AMENDED IN PLAT BOOK 6050, PAGE 432, BOOK 8866, PAGE 562, AS AMENDED IN BOOK 8870, PAGE 11, RE-RECORDED IN BOOK 8895, PAGE 629 AND FURTHER AMENDED IN BOOK 8895, PAGE 627, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans:T20130087044 DEEDWARR
Recvd: 10/08/13 13:30 2 pgs
Fees:13.00 Taxes:1172.90
20131008-0105688

This is
( ) unimproved
(X) improved
property known as **1205 Lone Oak Road Nashville, Tennessee 37215**
(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 4th day of October, 2013.

Sarah Mathias

Sarah Mathias

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Mathias, 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 4th day of October, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212