WARRANTY DEED

BOX 50-B

PREPARED BY: BANK CORP. NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

Deanna C McCarthy
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-2016

JAMES J. MERCHANT NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5918 MCCARTHY CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Deanna McCarthy	F&M Bank	073160A11800CO
118 Cumberland Trace	50 Franklin St.	
Nashville, TN 37214	Clarksville, TN 37040	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CATHERINE MITCHELL F/K/A CATHERINE A. MARLATT*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DEANNA MCCARTHY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 118 Cumberland Trace, Nashville, TN 37214

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/or 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/or 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 hand on the 23rd day of October, 2013.

Catherine Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of October, 2013.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

BILL GARRETT, Davidson County
Trans:T20130091357 DEEDWARR
Recvd: 10/24/13 12:11 2 pgs
Fees:13.00 Taxes:444.00
20131024-0110870

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 118, CUMBERLAND TRACE, as shown on plat of record in Plat Book 5200, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Catherine A. Marlatt by Warranty Deed from Linda Minor, unmarried, recorded on the 4th day of June, 2003 in Instrument No. 20030604-0076417, in the Register's Office of Davidson County, Tennessee. Catherine A. Marlatt having married and now being known as Catherine Mitchell.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CUMBERLAND TRACE, as recorded in Plat Book 5200, Page(s) 724, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6218, Page 528 and Instrument No. 20090825-0080066 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Rules and Regulations recorded at Instrument No. 20040405-0038158.

f. Conveyance of Common Area to Homeowners Association recorded in Book 6218, Page 525.

g. Easement for Sewer, recorded in Book 6113, Page 475.

h. Easement recorded in Book 635, Page 618, Book 1422, Page 179, Book 1126, Page 461, Book 3571, Page 194, Book 4373, Page 83, Book 1878, Page 60, Book 1878, Page 164, Book 2203, Page 189, Book 2281, Page 177 and Book 4215, Page 423.

i. Dedication of Right-of-Way shown on Plat recorded in Plat Book 5200, Page 639.

j. The flow of the Cumberland River.