(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130094395 DEEDWARR
Recvd: 11/05/13 09:26 2 pgs
Fees:13.00 Taxes:368.15
20131105-0114626

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-13-00601

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(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
Brian W. Stitt	F & M Bank	
601 Bel Air Drive	(NAME) 10 Cadillac Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	134-01-0-053.00
(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, I/we SARAH VAN DYKE FKA SARAH E. JEMSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN W. STITT, 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. 67 ON THE PLAN OF CURREYWOOD ACRES, SECTION I OF RECORD IN PLAT BOOK 2133, PAGE 109 AND 110, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 67 IS SITUATED AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF MCGAVOCK PIKE AND BEL AIR DRIVE FRONTING 134.3 FEET ON THE EASTERLY MARGIN OF MCGAVOCK PIKE AND A TOTAL OF 183 FEET ON THE NORTHERLY MARGIN OF BEL AIR DRIVE, SAID FRONTAGE BEING JOINED BY A CURVE HAVING A LENGTH OF 39 FEET AND A RADIUS OF 25 FEET, SAID LOT EXTENDS BACK NORTHWARDLY 157 FEET ON ITS EASTERLY LINE AND EASTWARDLY 145 FEET ON ITS NORTHERLY LINE.

BEING THE SAME PROPERTY CONVEYED TO SARAH E. JEMSON, A SINGLE PERSON BY DEED FROM CDR INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20100614-0046093, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 3, 2010 AND RECORDED ON JUNE 14, 2010. THE SAID SARAH E. JEMSON HAVING SINCE MARRIED AND NOW BEING KNOWN AS SARAH VAN DYKE.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2133, PAGE 109 AND 110; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

CALEB VAN DYKE JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 601 Bel Air Drive, Nashville, Tennessee 37217
(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 November, 2013.

Sarah Van Dyke by John Gleaves as Attorney in Fact

Caleb Van Dyke by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH VAN DYKE AND CALEB VAN DYKE and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH VAN DYKE AND CALEB VAN DYKE.

Witness my hand and official seal, this the 4th day of November, 2013.

Notary Public
My Commission Expires: 9-11-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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