This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $206,000.00.

Affiant

Subscribed and sworn before me this the 25th day of November, 2013.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew L. Chelton	F&M Bank	83-15-98
2811 Noonan Drive	10 Cadillac Drive, Ste 100	
Nashville, TN 37206	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WM. M. SMITH, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW L. CHELTON AND STEPHANIE M. CHELTON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 113 on the Plan of Fortland Park, Section 1, as of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 113 fronts 75 feet on the easterly side of Noonan Drive and runs back between lines 178.5 feet on the northeasterly side and 183 feet on the southwesterly side to a broken line in the rear on which it measures 107.8 feet.

Being the same property conveyed to Wm. M. Smith and wife, Laverne Smith by Warranty Deed from Metropolitan Land Corporation, dated May 19, 1967, of record in Book 4134, page 208, Register's Office for Davidson County, Tennessee.

The said Laverne Smith having since died May 10, 1999.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2811 Noonan Drive, Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of November, 2013.

William Maynard Smith by Jeanie Graham his Attorney in fact

William M. Smith, Jr. by Jeanie Graham his
Attorney in fact

BILL GARRETT, Davidson County
Trans:T20130101418 DEEDWARR
Recvd: 12/03/13 12:20 2 pgs
Fees:13.00 Taxes:762.20

20131203-0123022

STATE OF TN
COUNTY OF Davidson

On this 25th day of November, 2013, before me, the undersigned Notary Public in and for said County and State, personally appeared Jeanie Graham with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Maynard Smith, by General Durable Power of Attorney dated February 18, 2011, and who acknowledged that he executed the same as the free act and deed of William Maynard Smith*.

Witness my hand and official seal this 25th day of November, 2013.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

* the said William Maynard Smith is also known as Wm. M. Smith Jr. and William M. Smith Jr.