WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130102011 DEEDWARR
Recvd: 12/04/13 15:08 2 pgs
Fees:13.00 Taxes:773.29
20131204-0123707

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $208,997.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2013.

Notary Public

My commission expires: 11-3-15
(AFFIX SEAL)

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Martin	F&M Bank	**Map 147 11 0 Parcel 090.00**
539 Northcrest Drive	10 Cadillac Drive, Suite 100	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN 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,

Francis Samuel Sanfilippo and wife, Amanda R. Sanfilippo

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

Joshua Martin, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 465, on the Plan of Whispering Hills, Section II C, of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Francis Samuel Sanfilippo and wife Amanda R. Sanfilippo, by Deed from Emma Alfano now known as Emma Alfano Cooper, married, dated June 14, 2006, of record in Instrument No. 20060619-0073146, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **539 Northcrest Drive, Nashville, TN 37211**

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 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 GRANTEES, 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 **26th** day of **November, 2013.**

Francis Samuel Sanfilippo

Amanda R. Sanfilippo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Francis Samuel Sanfilippo and Amanda R. Sanfilippo,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **November, 2013.**

Notary Public

My Commission Expires: 7-3-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017