WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/13 15:22 3 pgs
Fees:18.00 Taxes:2367.63
20131206-0124559

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$639,900.00.**

Affiant

Subscribed and sworn to before me this 6th day of December 2013.

Notary Public
My Commission expires: 11-9-17
(Affix Seal)

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Crystal Hartselle	F&M Bank	103-04-0-333.00
4112 Media Street	50 Franklin Street	
Nashville, TN 37209	Clarksville, Tn 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **L&H Building Group, LLC, previously shown as L&H Building Group, which are one and the same entity**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Crystal Hartselle and Todd Svec, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 40 on the plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to L&H Building Group, from Edward T. Hamilton and wife, Jennifer W. Hamilton, by deed on October 9, 2012, of record in Book Instrument Number 20121015-0094186, page , Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 547, page 199, Register's Office Davidson County, Tennessee.

This is improved property known as: **4112 Media Street, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 6, 2013.

L & H Building Group, LLC

By Jonathan Helm

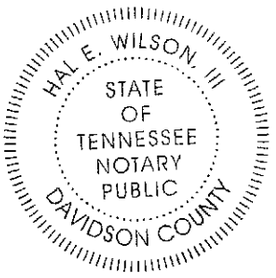
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jonathan Helm with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Managing Member of L&H Building Group, LLC and he is authorized by L&H Building Group, LLC to execute this instrument on its behalf.

Witness my hand and official seal at office this 6th day of December, 2013.

Notary Public

My Commission Expires: 7/6/15



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Sims, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dianne R. Sims
Notary's Signature

My Commission Expires: 09-11-17