WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130103877 DEEDWARR
Recvd: 12/12/13 10:22 2 pgs
Fees:13.00 Taxes:1579.90
20131212-0125782

R-VRES-13-5

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,999.00

James Nardella
Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2013.

C. Loy Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LOY CARNEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Commission Expires August 25, 2016

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
James Nardella	F+M Bank (NAME)	
5 Waters Ave	50 Franklin Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Clarksville TN 37040 (CITY) (STATE) (ZIP)	083-07-0-018.00

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 PATRICIA L. HARMAN, UNMARRIED, AND SHERRY HIPPS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES NARDELLA AND JENA NARDELLA, HUSBAND AND WIFE, 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 THE EAST 58 FEET FRONT OF LOT NO. 9 AND THE WEST 9 FEET OF LOT NO. 8 ON THE MAP OF GEORGE C. WATERS ADDITION OF RECORD IN PLAT BOOK 161, PAGE 141, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS 8 AND 9 ADJOIN AND FRONT TOGETHER 67 FEET ON THE NORTH SIDE OF WATERS AVENUE AND RUN BACK BETWEEN LINES 160 FEET TO A 12 FOOT ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA L. HARMAN, UNMARRIED BY DEED FROM JAMES M. JACANIN, A MARRIED MAN OF RECORD AT INSTRUMENT NO. 20080826-0087655, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 18, 2008 AND RECORDED ON AUGUST 26, 2008; AND

BEING THE SAME PROPERTY CONVEYED TO PATRICIA L. HARMAN AND SHERRY HIPPS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM PATRICIA L. HARMAN OF RECORD AT INSTRUMENT NO. 20090306-0020145, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 27, 2009 AND RECORDED ON MARCH 6, 2009.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE 141, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5 Waters Ave, Nashville, Tennessee 37206
(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 9th day of December, 2013.

Patricia L. Harman

Sherry Hipps

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this the 9th day of December, 2013.

Notary Public

My Commission Expires:

(SEAL)

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