WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010218 DEEDWARR
Recvd: 02/12/14 13:30 2 pgs
Fees:13.00 Taxes:4255.00
20140212-0012525

G-VRES-14-2706

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David C. Dorris	F&M Bank	
(NAME)	(NAME)	
2706 Belmont Blvd	P.O. Box 451	117-4-200.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **D & W PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID C. DORRIS AND EMILY DORRIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE NORTH 45.7 FEET OF LOT NO. 2 ON THE PLAN OF VICTORIA PLACE, AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 2 FRONTS 45.7 FEET ON THE EASTERLY SIDE OF BELMONT BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES, 160 FEET TO AN ALLEY, TOGETHER WITH AN EASEMENT THROUGH, OVER AND ACROSS THE FOUR FEET OF THE ADJOINING PROPERTY AS SET OUT IN AN AGREEMENT BETWEEN W. W. WILKERSON AND MRS. ANNA T. HILL AS OF RECORD IN BOOK 1283, PAGE 111, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO D & W PROPERTIES, GP, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED FROM ALAN D. ADAMS, INC., A TENNESSEE CORPORATION, RECORDED ON THE 10TH DAY OF SEPTEMBER, 2012 IN INSTRUMENT NO. 20120910-0081674, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 10; EASEMENT OF RECORD IN BOOK 1283, PAGE 111 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **2706 Belmont Blvd Nashville, Tennessee 37212.**

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 6th day of February, 2014.

D & W Properties, GP, a Tennessee General Partnership

BY: _____
R. Hilton Wickham, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of February, 2014, before me personally appeared R. Hilton Wickham, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of D & W Properties, GP, a Tennessee General Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of February, 2014.

_____
Notary Public

My Commission Expires:

5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212