WARRANTY DEED

G-VRE-14-1213

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Larcinese	**F&M Bank**	
(NAME) **1213 Battlefield Drive**	(NAME) **50 Franlin Street**	**11708025400**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Clarksville, TN 37041-0451**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **CHARLES MARSHALL BURRIDGE AND WIFE, MARCY STRINGFIELD BURRIDGE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEY LARCINESE, A SINGLE PERSON** 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 Lot No. 33 on the Plan of Part of Noel Estate Galecrest No. 2 Block "G" of record in Plat Book 1424, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Marshall Burridge, unmarried by deed from James Edward Stewart, II et ux and Mary Ruth Stewart of record in Instrument No. 20090126-0006434 Register's Office for Davidson County, Tennessee, dated January 13, 2009 and recorded on January 26, 2009. (Value of consideration shown in aforementioned deed $178,000.00.) Being also known as 1213 Battlefield Drive Nashville, TN 37215. Being the same property conveyed to Charles Marshall Burridge and wife, Marcy Stringfield Burridge by deed from Charles Marshall Burridge, unmarried of record in Instrument No. 20120113-0003688 Register's Office for Davidson County, Tennessee, dated January 03, 2012 and recorded on January 13, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1213 Battlefield Drive Nashville, TN 37215.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 19, Register's Office for Davidson County, Tennessee.
- Encroachment Agreement of record in Instrument Number 20090115-0004064, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement of record in Instrument Number 20090115-0004065, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 Battlefield Drive, Nashville, Tennessee 37215**.

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.

BILL GARRETT, Davidson County
Trans:T20140043506 DEEDWARR
Recvd: 06/19/14 11:41 2 pgs
Fees:13.00 Taxes:1369.00

20140619-0053604

Witness my/our hand(s) this the 17th DAY OF JUNE, 2014.

Charles Marshall Burridge

Marcy Stringfield Burridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MARSHALL BURRIDGE AND MARCY STRINGFIELD BURRIDGE, 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 17th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212