WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-14-928

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)
Emily Burrows	**F&M Bank**	
(NAME)	(NAME)	
928 Boscobel St	**P.O. Box 451**	**08216035800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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 **CHAD N. ERICKSON, AN UNMARRIED MAN ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY BURROWS, 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:

Being part of Lot No. 123 on the plan of Barrow's (erroneously shown as Barron's on prior deeds) Addition to Edgefield, of record in Plan Book 1, Page 13, Chancery Court, Nashville, and part of an unnumbered lot on the plan of Totten's Addition to Edgefield, as of record in Book 57, Page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Boscobel Street, 130 feet West of the Westerly margin of South 10th Street; thence with the Southerly margin of Boscobel Street, Westwardly 50 feet; thence at right angles, Southwardly 175 feet to the Northerly margin of an alley; thence with said alley; Eastwardly 50 feet; thence Northwardly 175 feet to the beginning.

Being the same property conveyed by Warranty Deed from Jeremy Kelton to Chad N. Erickson, an unmarried man as recorded on the 17th day of November, 2011 in Instrument No. 20111117-0090136 and Warranty Deed from Maria Calderon to Jeremy Kelton, unmarried as recorded on the 30th day of November, 2010 in Instrument No. 20101130-0095196, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARROW'S ADDITION TO EDGEFIELD, as recorded in Plat Book 1, Page(s) 13 (Chancery Court) and TOTTEN'S ADDITION TO EDGEFIELD recorded in Plat Book 57, Page 22, 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: **928 Boscobel St, Nashville, Tennessee 37206**.

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:T20140045016 DEEDWARR
Recvd: 06/25/14 10:55 2 pgs
Fees:13.00 Taxes:1110.00

20140625-0055491

Witness my/our hand(s) this the 23rd DAY OF JUNE, 2014.

Chad N. Erickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD N. ERICKSON, 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 23rd of June, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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