BILL GARRETT, Davidson County
Trans:T20140047186 DEEDWARR
Recvd: 07/02/14 11:15 2 pgs
Fees:13.00 Taxes:379.25

20140702-0058198

Prepared by: + Return to:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 30 day of June, 2014.

Notary Public
My commission expires: 11-3-15

06-1405-75648

Address of New Owner:	Send Tax Bills to:	Tax Information
Linda Culver	F&M Bank	064-09-0-A-007.00-CO
4413 South Trace Blvd.	10 Cadillac Drive, Suite 100	
Old Hickory TN 37138	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty M. Fleming, unmarried and Lorilee Fleming, unmarried** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Linda Culver**, a married woman hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 4413, together with the appurtenant interest in the common elements of Southfork Condominiums, Phase One, a horizontal property regime established by Master Deed, of record in Book 6783, Page 839, as amended in Book 6994, Page 447, and Instrument No. 20020327-0037726, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty M. Fleming and Lorilee Fleming by deed from Bradley L. Mates, dated September 4, 2007, recorded September 10, 2007, of record in Instrument No. 20070910-0108203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4413 South Trace Blvd., Old Hickory, TN 37138**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 27 day of JUNE, 2014.

Betty M. Fleming Lorilee Fleming

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF MARSHALL

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Betty M. Fleming and Lorilee Fleming**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Old Hickory,~~ ~~TN,~~ LACON IL this 27 day of JUNE, 2014.

Brian Justin Meierkord
Notary Public

My Commission expires:

OFFICIAL SEAL
BRIAN JUSTIN MEIERKORD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/28/15