WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052410 DEEDWARR
Recvd: 07/21/14 12:58 2 pgs
Fees:13.00 Taxes:639.73

20140721-0064479

G-PR-14-993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00.

Melanie May Edwards
Affiant

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

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Melanie May Edwards	**F&M Bank**	
(NAME) **993 Todd Preis Drive**	(NAME) **50 Franklin Street**	**142-05-0D-031.00 CO**
(ADDRESS) **Nashville, TN 37221**	(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 **ALLISON VONCOLLN AND JEFFRY CHEAIRS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MELANIE MAY EDWARDS, A SINGLE WOMAN** 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:

Unit No. P-401, together with the Carport designated No. P-401-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee as shown on the plat of River Plantations, Section Four, Condominium Apartments, recorded in Book 4860, Pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, Pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4892, Page 456, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Alice C. Corlew by Warranty Deed from Clayton D. Holt and wife, Mary Clare Holt, recorded on the 22nd day of October, 1979 in Deed Book 5517, Page 597, in the Register's Office of Davidson County, Tennessee. Alice C. Corlew having died February 4, 2014. Allison Voncolln and Jeffry Cheairs are the only heirs at law of Alice C. Corlew as per the Affidavits of Heirships recorded simultaneously herewith of record in Instrument No. 20140721-0064477 and Instrument No. 20140721-0064478, Register's Office for Davidson County, Tennessee.

The above referenced property has never been the principal marital residence of Allison Voncolln and her spouse Erik Voncolln.

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 recorded in Plat Book 4860, Page(s) 17, 18 and 19, amended in Plat Book 4860, Pages 107, 108 and 109, Plat Book 4675, Page 127 and Plat Book 4860, Page 16, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws recorded in Book 4892, Page 456, Register's Office for Davidson County, Tennessee.
- Charter of River Plantation Section 4 Condominium Homeowners Association, Inc. recorded at Instrument No. 20050415-0042394, Register's Office for Davidson County, Tennessee.
- Easement for Gas Service Line or Fuel Line, recorded in Book 7776, Page 934, Register's Office for Davidson County, Tennessee.
- Easement for Right-of-way, recorded in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.
- Easement for Utilities, recorded in Book 3770, Page 6, 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: **993 Todd Preis Drive, Nashville, Tennessee 37221**.

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 the 17th DAY OF JULY, 2014.

Allison Voncolln

Jeffry Cheairs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFRY CHEAIRS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of July, 2014.

Notary Public
My Commission Expires: 3/8/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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