WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/9/17

(AFFIX SEAL)

MICHAEL A. FEARNLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES DEC. 9, 2017

Return To:
Fearnley Martin & McDonald, PLLC
6389 Quail Hollow Suite 202
Memphis, Tennessee 38120
File No: FMM140616 3

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gordon H. Lemmon	F&M Bank	103080A06600CO
(NAME)	(NAME)	
4425 Westlawn Drive, Unit D101	59 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Camille R. Breland, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gordon H. Lemmon, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. D-101 of Westlawn Green a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 Pages 20 through 24, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Camille R. Breland, unmarried by Warranty Deed from Adam S. Reig, unmarried, recorded on the 4th day of August, 2009 in Instrument No. 20090804-0073118, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Camille Breland pursuant to a Power of Attorney executed by same on the 9th day of July, 2014, and being filed for record simultaneously herewith, of record in Book *, Page_____, Register's Office for Williamson County, Tennessee.

*20140724-0065865

unimproved ☐

This is improved ☑ property, known as 4425 Westlawn Drive, Unit D101, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20140053609 DEEDWARR
Recvd: 07/24/14 12:37 2 pgs
Fees:13.00 Taxes:588.30

20140724-0065866

Witness my hand this 18th day of July, 2014.

Camille R. Breland
By:
Mike Burchyett, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Mike Burchyett, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Camille R. Breland, acting as that person's agent and attorney in fact, and the said Mike Burchyett acknowledged that he executed the foregoing instrument as agent and attorney in fact for Camille R. Breland for the purposes therein contained.

WITNESS my hand and seal, this 18th day of July, 2014.

My Commission Expires:
1-27-15



Notary Public,