BOX 50-3

PREPARED BY: RETURN TO:
BANKERS TITLE & FOOROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

ROBIN S. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

CL14-0107

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin P. Hicks	F&M BANK	
107 Stirton Road	(NAME) 50 Franklin Street	Map & Parcel
(ADDRESS) Nashville, TN 37210	(ADDRESS) Clarksville, TN 37040	119-03-063.00
(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, we WILLIAM D. PHILLIPS AND CINDY T. PHILLIPS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DUSTIN P. HICKS, A SINGLE MAN, 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. 37 on the Plan of Crescent Heights, of record in Plat Book 2331, Page 106, 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 William D. Phillips by Warranty Deed from Jonathan S. Hurley, married, of record in Book 11281, Page 225, Register's Office for Davidson County, Tennessee, dated December 31, 1998 and recorded on January 4, 1999.

Being the same property conveyed to William D. Phillips and Cindy T. Phillips, husband and wife by Quitclaim Deed from William D. Phillips, a married man, joined by his spouse, Cindy T. Phillips, of record in Instrument No. 20090304-0019023, Register's Office for Davidson County, Tennessee, dated February 10, 2009 and recorded on March 4, 2009.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2331, Page 106, Book 2495, Page 513; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 107 Stirton Road, Nashville, Tennessee 37210
(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 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 12th day of August, 2014.

William D. Phillips

Cindy T. Phillips

BILL GARRETT, Davidson County
Trans:T20140059721 DEEDWARR
Recvd: 08/14/14 10:50 2 pgs
Fees:13.00 Taxes:506.90

20140814-0073442

STATE OF Tennessee
COUNTY OF Davidson

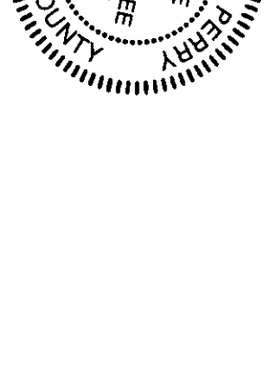
On this the 12th day of August, 2014, before me personally appeared William D. Phillips and Cindy T. Phillips, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of August, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959