WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRES-14-1498

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)
Andrew Beaird and Christy Beaird	F&M Bank	
(NAME)	(NAME)	
1603 N. Observatory Drive	**50 Franklin Street**	**117-12-0-111.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37040	
(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 **THEDA JO FRAME, TRUSTEE OF THE THEDA JO FRAME REVOCABLE LIVING TRUST, DATED MAY 31, 1995,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW BEAIRD AND CHRISTY BEAIRD, HUSBAND AND WIFE,** 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. 13 and the westerly 25 feet of Lot No. 14 of Block "A" on the Map of Galecrest No. 2 of record in Plat Book 843, Page 30, in the Register's Office for Davidson County, Tennessee. Said Lot No. 13 and the westerly 25 feet of Lot No. 14 adjoin and front together 100 feet on the northerly side of Clairmont Avenue and run back between lines, 210 feet on the westerly line of Lot no. 13 and 209 feet more or less on the easterly line of part of Lot No. 14 to a dead line on which they measure 100 feet.

Being the same property conveyed to Theda Jo Frame, Trustee of the Theda Jo Frame Revocable Living Trust, dated May 31, 1995 by deed from Earl S. Frame and Theda Jo H. Frame, tenants by the entireties of record in Book 9686, page 942, Register's Office for Davidson County, Tennessee, dated May 31, 1995 and recorded on June 1, 1995.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 30, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 833, Page 127. Book 1001, page 308, Book 1021, page 159 and Book 1021, page 194, in the 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: **1498 Clairmont Place , Nashville, Tennessee 37215**.

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:T20140061371 DEEDWARR
Recvd: 08/20/14 08:14 2 pgs
Fees:13.00 Taxes:1544.75
20140820-0075438

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2014.

The Theda Jo Frame Revocable Living Trust,
dated May 31, 1995

BY: Theda Jo Frame
Theda Jo Frame, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theda Jo Frame, Trustee of The Theda Jo Frame Revocable Living Trust, dated May 31, 1995 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 15th day of August, 2014.

Notary Public

My Commission Expires: 3/6/18

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