WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073280 DEEDWARR
Recvd: 09/30/14 10:27 2 pgs
Fees:13.00 Taxes:1109.63
20140930-0089894

B-JG-14-5003B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

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)
Ashley Michelle Dunn	**F&M Bank**	
(NAME)	(NAME)	
5003B Tennessee Ave.	**P.O. Box 451**	**091-07-0-378.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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 **WEST NASHVILLE DEVELOPMENT CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ASHLEY MICHELLE DUNN, UNMARRIED,** 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. 908, Block 142 on the Plan of Plan No. 1 West Nashville of record in Plat Book 57, Page 74 and 75, 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 a part of the same property conveyed to West Nashville Development Co., LLC, a Tennessee limited liability company by deed from Betty J. Veach and Mary E. Pelham and Jonnye L. Pulley and William S. Davis, as the heirs of Retha L. Davis, deceased of record in Instrument No. 20131008-0105777 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 8, 2013.

Being a part of the same property conveyed to West Nashville Development Co., LLC a Tennessee limited liability company by deed from West Nashville Development Co., LLC a Tennessee limited liability company of record in Instrument No. 20131101-0113403 Register's Office for Davidson County, Tennessee, dated October 1, 2013 and recorded on November 1, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, 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: **5003B Tennessee Ave., Nashville, Tennessee 37209**.

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 26th DAY OF SEPTEMBER, 2014.

West Nashville Development Co., LLC, a Tennessee limited liability company

BY: _____
Jeffrey David Gaw
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JEFFREY DAVID GAW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF MANAGER of WEST NASHVILLE DEVELOPMENT CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF MANAGER.

Witness my hand and official seal, this the 26th of September, 2014.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



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