WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Nancy Elizabeth Keil-Culbertson
Affiant

Subscribed and sworn to before me, this 22nd day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Elizabeth Keil-Culbertson	F & M Bank	103-12-0
(NAME)	(NAME)	(MAP)
204 Mayfair Road	50 Franklin Street	199.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John William Nichols Jr., married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nancy Elizabeth Keil-Culbertson, single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 and the Northerly 5 feet of Lot No. 2 in Block F on the Plan of Cherokee Park, of record in Plat Book 547, Pages 169 and 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 and the Northerly 5 feet of Lot No. 2 fronts together 60 feet on the Easterly side of Mayfair Road and runs back 146 feet more or less on the Southerly line to a dead line, and 151.12 feet on the Northerly line to said dead line, on which it shows 62 feet.

Being the same property conveyed to John William Nichols, Jr. by deed from Mildred Diane Johnson of record in Book 10502, page 166, Register's Office for Davidson County, Tennessee, dated June 20, 1997 and recorded on June 23, 1997.

Spouse of grantor joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 204 Mayfair Road, Nashville, Tennessee 37205

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:T20140080229 DEEDWARR
Recvd: 10/24/14 10:14 2 pgs
Fees:13.00 Taxes:2590.00
20141024-0098159

Witness my/our hand(s) this 22nd day of October, 2014.

John William Nichols Jr.

Amy N. Nichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John William Nichols Jr.; Amy N. Nichols with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 22nd day of October, 2014.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.