WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089164 DEEDWARR
Recvd: 11/26/14 10:36 2 pgs
Fees:13.00 Taxes:851.00
20141126-0109116

R-RP-14-8025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

/Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Jessica Green and Brian Minor	**F&M Bank**	
(NAME)	(NAME)	
8025 Mandan Drive	**P.O. Box 451**	**181-03-0A-347.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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 **MICHELLE J. CONLEE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JESSICA GREEN AND BRIAN MINOR, WIFE AND HUSBAND,** 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. 144 on the Plan of Revision One, Phase Two, Addition to Indian Creek of record in Plat at Instrument No. 20070720-0086788, 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 Michelle J. Conlee, an unmarried woman by deed from Jeremy A. McNutt and Christine E. McNutt, husband and wife and Timothy E. McNutt, a married man of record in Instrument No. 20131001-0103132 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 01, 2013.

Further being the same property conveyed to Jeremy A. McNutt and Christine E. McNutt, husband and wife and Timothy E. McNutt, a married man by deed from Lake Forest Homes, Inc of record in Instrument No. 20100615-0046503 Register's Office for Davidson County, Tennessee, dated June 04, 2010 and recorded on June 15, 2010.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20070720-0086788, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary Plan of record in Plat Book 9700, Page 391 Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 11033, Page 509, as amended in Instrument No. 20000727-0074153, in the Register's Office for Davidson County, Tennessee.
- Charter for Indian Creek Homeowner's Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to HOA of record in Instrument No. 20130516-0049304, in the Register's Office for Davidson County, Tennessee.
- Easement for Cemetery as shown in Deed of record in Book 6549, Page 403, in the Register's Office for Davidson County, Tennessee.

- Easement to United Telephone Company of record in Instrument No. 20000802-0076584, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10729, Page 380 and Instrument No. 20060526-0062237, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8025 Mandan Drive , Brentwood, Tennessee 37027**.

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 21st DAY OF NOVEMBER, 2014.

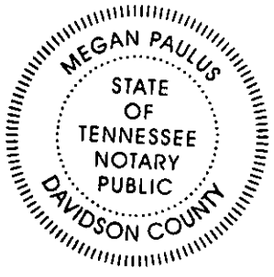
Michelle J. Conlee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE J. CONLEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212