NEW OWNER:

JOSH WIMBERLEY
6759 PENNYWELL DRIVE
NASHVILLE, TN 37205

SEND TAX BILLS TO:
F&M Bank
50 Franklin St.
Clarksville, TN 37040

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 14-1094

Map & Parcel No.: 11509004600

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140091398 DEEDWARR
Recvd: 12/05/14 16:00 4 pgs
Fees:23.00 Taxes:1257.08
20141205-0111912

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand Seven Hundred Fifty and 00/100 Dollars ($339,750.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARY P. HUDGENS and LINDA HUDGENS LOFTIS, CO-TRUSTEES OF THE EDGAR R. HUDGENS AND MARY P. HUDGENS TRUST, u/a/d November 11, 1998,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSH WIMBERLEY and VIRGINIA S. WIMBERELY, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Tract I:

Land located in the 8th Civil District of DAVIDSON County, Tennessee, and being described as follows, to-wit:

Beginning at a concrete monument in the southerly margin of Pennywell Drive, said monument being the northeast corner of Lot 128 West Meade Hills Estates Subdivision, Section Five as recorded in Book 3300, Page 98, in the Register's Office for Davidson County, Tennessee. Thence southeasterly along a curve to the left in the southerly margin of Pennywell Drive, 20.0 feet to a point; thence leaving Pennywell Drive southwesterly, parallel to and 20 feet easterly from the existing easterly line of said Lot 128 West Meade Hills, Section Five, 635.62 feet to a point; thence westerly 20.00 feet to a concrete monument at the corner of said Lot 128 and West Meade Hills Subdivision, Section Five; thence North 40 deg. 54 min. E, along the easterly line of said lot and subdivision 635.62 feet to the

point of beginning, containing 12712 square feet or 0.29 acres, more or less.

Being the same property conveyed to EDGAR R. HUDGENS AND MARY P. HUDGENS, TRUSTEES, AND ANY SUCCESSOR TRUSTEES THERETO U/A/D NOVEMBER 11, 1998, AND ANY AMENDMENTS THERETO, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY by Quitclaim Deed from E. Ray Hudgens and Mary P. Hudgens, individually, dated November 11, 1998, and of record in Book 11206, Page 433, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Warranty Deed to E. Ray Hudgens et ux, Mary P. Hudgens, of record in Book 3766, Page 585, in the Register's Office for Davidson County, Tennessee. Edgar R. Hudgens died March 29, 2009, leaving Mary P. Hudgens and Linda Hudgens Loftis as Co-Trustees of the Edgar R. Hudgens and Mary P. Hudgens Trust U/A/D November 11, 1998.

Tract II:

Land located in the 8th Civil District of DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 128 on the Plan of West Meade Hills, Section V, as shown on the plat of the same of record in Plat Book 3300, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to EDGAR R. HUDGENS AND MARY P. HUDGENS, TRUSTEES, AND ANY SUCCESSOR TRUSTEES THERETO U/A/D NOVEMBER 11, 1998, AND ANY AMENDMENTS THERETO, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY by Quitclaim Deed from Edgar Ray Hudgens and Mary P. Hudgens, individually, dated November 11, 1998, and of record in Book 11206, Page 431, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deed to Edgar Ray Hudgens and wife, Mary P. Hudgens, of record in Book 3612, Page 563, in the Register's Office for Davidson County, Tennessee. Edgar R. Hudgens died March 29, 2009, leaving Mary P. Hudgens and Linda Hudgens Loftis as Co-Trustees of the Edgar R. Hudgens and Mary P. Hudgens Trust U/A/D November 11, 1998.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6759 PENNYWELL DRIVE, NASHVILLE, TN 37205**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns; in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 98, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of December, 2014.

Mary P. Hudgens
MARY P. HUDGENS, CO-TRUSTEE OF THE EDGAR R. HUDGENS AND MARY P. HUDGENS TRUST, u/a/d November 11, 1998

X Linda Hudgens Loftis
LINDA HUDGENS LOFTIS, CO-TRUSTEE OF THE EDGAR R. HUDGENS AND MARY P. HUDGENS TRUST, u/a/d November 11, 1998

Mary P. Hudgens
MARY P. HUDGENS, TRUSTEE UNDER "SURVIVOR'S TRUST", u/a/d November 11, 1998

X Linda Hudgens Loftis
LINDA HUDGENS LOFTIS, TRUSTEE UNDER "SURVIVOR'S TRUST", u/a/d November 11, 1998

Mary P. Hudgens
MARY P. HUDGENS, TRUSTEE UNDER "DECEDENT'S TRUST" u/a/d November 11, 1998

X Linda Hudgens Loftis
LINDA HUDGENS LOFTIS, TRUSTEE UNDER "DECEDENT'S TRUST" u/a/d November 11, 1998

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY P. HUDGENS and LINDA HUDGENS LOFTIS, CO-TRUSTEES OF THE EDGAR R. HUDGENS AND MARY P. HUDGENS TRUST, u/a/d November 11, 1998,** 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 at office this 5th day of December, 2014.

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My commission expires: 10/18/15

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY P. HUDGENS and LINDA HUDGENS LOFTIS, CO-TRUSTEES OF THE "SURVIVOR'S TRUST", u/a/d November 11, 1998,** 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 at office this 5th day of December, 2014.

NOTARY PUBLIC

My commission expires: 10/19/15

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARY P. HUDGENS and LINDA HUDGENS LOFTIS, CO-TRUSTEES OF THE "DECEDENT'S TRUST", u/a/d November 11, 1998,** 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 at office this 5th day of December, 2014.

NOTARY PUBLIC

My commission expires: 10/19/15

GREGORY S. GILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$339,750.00.**

AFFIANT

Sworn to and subscribed to before me this 5th day of December, 2014.

NOTARY PUBLIC

My commission expires: 9-22-2015

JONNA HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY