BILL GARRETT, Davidson County
Trans:T20140093547 DEEDWARR
Recvd: 12/15/14 12:08 2 pgs
Fees:13.00 Taxes:603.10
20141215-0114456

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $163,000.00

Affiant

Subscribed and sworn to before me, this 6th day of November, 2014.

Notary Public
My commission expires: 07/14/15

STACY N. RING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

04-1410-55303

Address of New Owner:	Send Tax Bills to:	Tax Information
Crystal H. Jones	F & M Bank	073-09-0-123.00
1842 Willow Springs Drive	100 Bluegrass Commons, Ste. 100	
Nashville TN 37216	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David A. Gardner, Jr., married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Crystal H. Jones, an unmarried woman, and Melanie J. Meadows, an unmarried woman, hereinafter called the Grantees, their successors and assigns, a 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. 352, on the Plan of Section Three, Burchwood Gardens, of record in Book 2900, Page 116, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R. B. Young, Trustee by Quitclaim Deed from David A. Gardner, Jr. and Willa J. Gardner, and further conveyed to David A. Gardner, Jr. by Quitclaim Deed from R. B. Young, Trustee, dated March 6, 1985, recorded April 24, 1985, of record in Book 6540, Page 653, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record:

This property is improved property known as 1842 Willow Springs Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of November, 2014.

David A. Gardner, Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David A. Gardner, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of November, 2014.

Notary Public

My Commission expires: 11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD