WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

G-VRES-15-3613

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)
Fiona Haulter	**F&M Bank**	
(NAME)	(NAME)	
3613 General Bate Drive	**50 Franklin Street**	**118-13-0-125.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Clarksville, TN 37040**	
(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 **ZACHARY KNIGHT ROGERS AND ELLEN ROSS ROGERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FIONA HAULTER A SINGLE WOMAN,** 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. 8 on the Plan of Green Acres Subdivision, of record in Plat Book 1424, Page 21, 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 Zachary Knight Rogers and Ellen Ross Rogers f/k/a Ellen Meridith Ross, husband and wife by Warranty Deed from The Lovie S. Fleming Trust, of record in Instrument No. 20131204-0123417, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 04, 2013.
Being the same property conveyed to Nancy Fleming Willems, Successor Trustee of The Lovie S. Fleming Trust by Trustee's Quitclaim Deed from Charles A. Fleming, Trustee of the Lovie S. Fleming Trust, of record in Instrument No. 20090109-0002492, Register's Office for Davidson County, Tennessee, dated December 16, 2008 and recorded on January 09, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 21, 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: **3613 General Bate Drive , Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20150013637 DEEDWARR
Recvd: 02/25/15 10:07 2 pgs
Fees:13.00 Taxes:1249.68
20150225-0016061

Witness my/our hand(s) this the 24th DAY OF FEBRUARY, 2015.

Zachary Knight Rogers

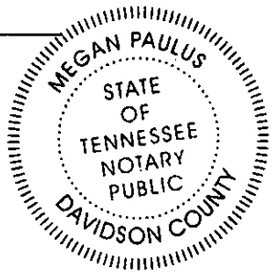
Ellen Ross Rogers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY KNIGHT ROGERS AND ELLEN ROSS ROGERS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2015.

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



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