WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-21-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7490 FRAME

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tracy Frame and Joel Frame	F&M Bank	12005007100
745 Greymont Drive	50 Franklin Street	
Nashville, TN 37217	Clarksville TN 37040	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MIKE SMALLING, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TRACY FRAME AND JOEL FRAME, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 745 Greymont Drive, Nashville, TN 37217

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/or 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/or 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:T20150037556 DEEDWARR
Recvd: 05/14/15 13:31 2 pgs
Fees:13.00 Taxes:802.90
20150514-0044430

Witness my hand hand on the 13th day of May, 2015.

Mike Smalling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MIKE SMALLING, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 13th day of May, 2015.

Notary Public

My Commission Expires: 6-21-2015

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

15-7490 FRAME

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 108, Section II, Glencliff Estates, as shown on plat of record in Plat Book 1130, Pages 77 and 78, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian A. Beadles and wife, Leslie D. Beadles, by Warranty Deed from Melissa M. Gibson, unmarried, dated May 30, 2007 and recorded June 5, 2007, of record in Instrument Number 20070605-0066788, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mike Smalling by Warranty Deed from Brian A. Beadles and wife, Leslie D. Beadles, recorded on the 19th day of December, 2014 in Instrument No. 20141219-0116465, in the Register's Office of Davidson County, Tennessee.

The spouse of Mike Smalling did not join in this conveyance, as this was not her personal residence and this is an investment property only.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION II, GLENCLIFF ESTATES, as recorded in Plat Book 1130, Page(s) 77 and 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Note: For informational purposes the previous Deed from Brian A. Beadles and Wife, Leslie D. Beadles to Mike Smalling was recorded on December 19, 2014 and had a consideration value of $140,000, as filed of record in the Davidson County Register of Deeds Office. The Company has provided this for informational purposes only and this will not impact the coverage afforded by First American Title Insurance Company.