WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080054 DEEDWARR
Recvd: 09/21/15 10:58 3 pgs
Fees:18.00 Taxes:958.30
20150921-0095585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan P. Roark	F & M Bank	
(NAME)	(NAME)	
5585 Knob Road	50 Franklin Street	103-6 209
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARAH J. BOYCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN P. ROARK, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2015 real property taxes; (b) All matters appearing on the plan of record in Book 1424, Page 145, said Register's Office; and (c) Easements of record in Book 5469, Page 420 and Book 5388, Page 862, said Register's Office.

unimproved _
This is improved x property, known as 5585 Knob Road, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 15th day of September, 2015.

SARAH J. BOYCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 15 day of September, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 38 of the Plan of Brookside Court, of record in Book 1424, Page 145, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made, excluding however, the following property:

Being part of Lot 38 on the map of Brookside Courts, Inc., Subdivision, as of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee.

Beginning at the southwest corner of said Lot 38; said point is also the northwest corner of Lot 39 and is on the present eastern margin of White Bridge Road; thence in a northerly direction and along the present eastern margin of White Bridge Road a distance of 98.30 feet, more or less, to the beginning of a curve; thence, in a northerly and easterly direction along a curve to the right having a radius of 29.2 feet and having a central angle of 84° 36' for a distance of 43.1 feet, more or less, to a point; said point lying on the present southern margin of Knob Road; thence, in an easterly direction along the present southern margin of Knob Road for a distance of 24.46 feet, more or less, to a point; said point being the beginning of a curve for the propose eastern margin of Briley Parkway; thence in a westerly and southerly direction along a curve to the left having a radius of 34 feet and having a central angle of 84° 36' for a distance of 50.20 feet, more or less, to a point; said point lying on the proposed eastern margin of Briley Parkway; thence, in a southerly direction with the proposed eastern margin of Briley Parkway for a distance of 94.01 feet, more or less, to a point on the southern boundary of Lot 38; said point is also on the northern boundary of Lot 39; thence, in a westerly direction along the southern boundary of Lot 38 for a distance of 20.08 feet, more or less to the point of beginning and containing in area approximately 2,550 square feet.

The foregoing excluded property is a portion (designated as Tract No. 103-6-209) of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Nelson C. Andrews and wife, Sue Andrews, of record in Book 5388, Page 862, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah J. Boyce by deed from Robert Waite Clark, of record in Book 9991, Page 679, Register's Office for Davidson County, Tennessee.