NEW OWNER:

Maple Hill Estates, LLC
Tulip Grove Road
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-1121

Map 076 Group 01-0 Parcel 115.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150096709 DEEDWARR
Recvd: 11/13/15 10:37 2 pgs
Fees:13.00 Taxes:37.00
20151113-0115427

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Thousand and 00/100 Dollars ($10,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **F&M REAL ESTATE TRANSFER CORPORATION** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MAPLE HILL ESTATES, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

The following described real estate situated in Davidson County, Tennessee, to wit:

Beginning at a point which is the southwesterly corner of property to Berhop Investment, Inc. by deed from Robert C. Harris , et ux, of record in Book 5374, Page 92, Register's Office, Davidson County, Tennessee, thence with Tulip Grove Road South 00 ° 0' 11" east 200.00 feet to a point; thence north 89 ° 59' 49" east 268.06 feet to a point; thence south 00° 04' 23" west 211.38 feet to a point; thence south 87° 35' 02" west to the point of beginning and containing 1.27 acres more or less.

Less and Except that part deeded to the State of Tennessee as set forth in Book 9913, Page 275, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to F&M Real Estate Transfer Corporation, by Deed In Lieu of Foreclosure from Jonathan R. Vinson, Trustee, dated November 9, 2010, and of record in Instrument No. 20101110-0090204, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **November, 2015**.

F&M REAL ESTATE TRANSFER CORPORATION

By: _____ V.P. F&M RTC
Norman D. Ellis, Jr., Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, NORMAN D. ELLIS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is VICE PRESIDENT of F&M REAL ESTATE TRANSFER CORPORATION, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 10th day of **November, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

_____
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ **10,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 10th day of **November, 2015**.

_____
NOTARY PUBLIC

My commission expires: _____

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018