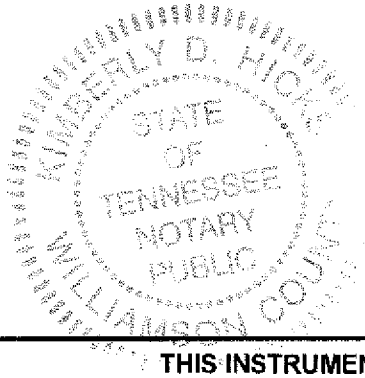
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julie Lee Marler	F&M Bank	161010B06900
(NAME)	(NAME)	
1228 Applecross Drive	PO Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Clarksville, TN 37041-0451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/16/15 14:24 3 pgs
Fees:18.00 Taxes:1635.40
20151216-0126633

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Benjamin Gross and Brooke W. Gross, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Julie Lee Marler and Kurtis Taylor, Husband and Wife and Alan D. Taylor and Terry Roxane Taylor, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 59 on the Plan of Final Plat Phase Two, Aberdeen Woods, of record in Plat Book 9700, Pages 848 and 849, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Gross and Brooke W. Gross, husband and wife by Warranty Deed from Charlotte L. Lovell and Walter Jason Jones, wife and husband dated 10/01/2012, recorded 10/03/2012, of record in Instrument No. 20121003-0090410, in the Register's Office for Davidson County, Tennessee, with a conveyance amount of $380,000.00

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Pages 848 and 849; (2) Covenants, conditions, easements and restrictions recorded of record in Book 10790, Page 189, First Amendment of record in Book 11303, Page 555, First Amendment of record in Book 11714, Page 843, Third Amendment of record in Instrument No. 200002030011436, Second Amendment to the Covenants and Bylaws of record in Instrument No. 20030221-0023491, Third Amendment to the Covenants and Bylaws of record in Instrument No. 20030221-0023492 and Fourth Amendment to the Covenants and Bylaws of record in Instrument No. 20030730-0108227; (3) Stormwater Detention Agreement recorded of record in Book 10644, Page 324; (4) Charter recorded of record in Book 10792, Page 896, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1228 Applecross Drive, Nashville, TN 37220
(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 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.

Witness our hands this 11th day of December, 2015.

Benjamin Gross

Brooke W. Gross

State of Tennessee
County of Williamson

Personally appeared before me Benjamin Gross and Brooke W. Gross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of December, 2015.

Notary Public

My Commission Expires: 3-25-18

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY