WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160010292 DEEDWARR
Recvd: 02/08/16 08:53 2 pgs
Fees:13.00 Taxes:1121.10
20160208-0011624

R-VRES-15-637-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

Michelle Claire Rivard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Michelle Claire Rivard	**F&M Bank**	
(NAME)	(NAME)	
637 Oakley Drive	**P.O. Box 451**	**146-15-0-061.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Clarksville, TN 37041-0451**	
(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 **DAVID L. CARLISLE, MARRIED, AND CATHY JEAN CARLISLE, UNMARRIED, AND MELBA W. CARLISLE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHELLE CLAIRE RIVARD, 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. 106 on the Plan of Haileywood Estates, Section VI of record in Plat Book 2331, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 106 fronts 87.3 feet on the Southwesterly side of Oakley Drive and runs back 228 feet on the Northwesterly line and 236.2 feet on the Southeasterly line to a dead line, measuring 93 feet thereon.

Being the same property conveyed to David L. Carlisle and Cathy Jean Lemus by Quitclaim deed from Melba W. Carlisle, a widow of record in Instrument No. 20010703-0070515 Register's Office for Davidson County, Tennessee, dated July 02, 2001 and recorded on July 03, 2001.

Cathy Jean Carlisle is one and the same as Cathy Jean Lemus.

The above-described property has never been the primary or marital residence of the grantors David L. Carlisle and Cathy Jean Carlisle herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 2331, Page 158, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2634, Page 612, in the 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: **637 Oakley Drive, Nashville, Tennessee 37220**.

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.

Witness my/our hand(s) this the 4th DAY OF FEBRUARY, 2016.

David L. Carlisle

Cathy Jean Carlisle by David L. Carlisle as Attorney in Fact

Melba W. Carlisle by David L. Carlisle as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. CARLISLE, 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 4th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. CARLISLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of , and who acknowledged he/she/they executed the same as the free act and deed of the said CATHY JEAN CARLISLE and MELBA W. CARLISLE.

Witness my hand and official seal, this the 4th of February, 2016.

Notary Public
My Commission Expires:
(SEAL)

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

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