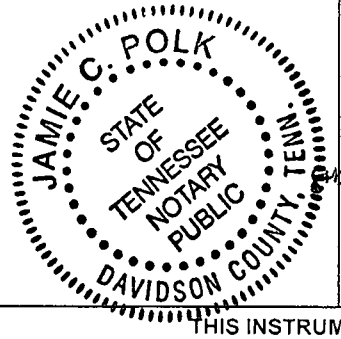
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ludia Bernhard	F&M Bank	Parcel ID:
4725 Miners Cv.	10 Cadillac Dr., Ste. 100	14909020100
Antioch, TN 37013	Brentwood, TN 37027	

FOR AND IN 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

Denny R. Marion and Tracey C. Marion, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ludia Bernhard , married woman
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:

Land in Davidson County, Tennessee, being Lot No. 156, on the Plan of Section Four, Terragon Trails, of record in Book 5050, page 57, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Denny R. Marion and wife, Tracey C. Marion by Quitclaim Deed from Mark A. Ellmore, Jr., Trustee, of record in Book 10884, Page 164, said Register's Office, dated April 2, 1998, for a consideration amount of $0. And being the same property conveyed to Denny R. Marion by deed from Robert W. Beaird and wife, Sharon K. Beaird, of record in Book 8792, Page 862, said Register's Office, dated November 17, 1992, for a consideration amount of $51,729.78.

This conveyance is subject to Restrictive Covenants of record in Book 5146, Page 680, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5050, Page 57, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4725 Miners Cv., Antioch, TN 37013

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.

Witness our hands this 6th day of July, 2016.

Denny R. Marion

Tracey C. Marion

BILL GARRETT, Davidson County
Trans:T20160058622 DEEDWARR
Recvd: 07/11/16 09:15 3 pgs
Fees:18.00 Taxes:454.73

20160711-0070398

Witness our hands this 6th day of July, 2016.

Denny R. Marion

Denny R. Marion

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 Denny R. Marion, 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 at Nashville, Tennessee, this 6th day of July, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF NORTH CAROLINA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracey C. Marion, 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 _____ day of July, 2016.

My Commission Expires: _____

Notary Public

STATE OF North Carolina

COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Tracey C. Marion, 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 office, this 6th day of July, 2016.

My commission expires: 3/2/19

Kacey L Hutchins

Notary Public

KACEY L. HUTCHINS
Notary Public
Stokes Co., North Carolina
My Commission Expires Mar. 2, 2019