WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$142,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 3rd day of August, 2016

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chad Whelan	F & M Bank	052130B11000CO
2350 Benay Road	100 Bluegrass Commons, Suite 100	
Nashville, TN 37214	Hendersonville, TN 37075	

Davidson County DEEDWARR
Recvd: 08/05/16 15:07 2 pgs
Fees:13.00 Taxes:525.40
20160805-0081636

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lance Gamlin, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chad Whelan, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 148 on the Plat of First Revision, Condominium Site Plan, River Glen Planned Unit Development, Phase IV, Section 1, of record in Plat Book 9700, Page 283, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description together with the appurtenant interest in the common elements of River Glen, a horizontal property regime established by Master Deed of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lance Gamlin from Cornerstone Investments, Inc., by Warranty Deed on March 15, 2016, of record in Instrument Number 20160321-0026742, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 283; Master Deeds of record in Book 7566, Page 571 and Instrument Number 20040915-0111299, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7566, Page 571; Book 6762, Page 208 and Book 10630, Page 504, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 7061, Page 196 and Book 7061, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2350 Benay Road, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 3, 2016.

8/3/16

Lance Gamlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lance Gamlin** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2016

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.