WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,500.00.

Patrick Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 9.7.20
(AFFIX SEAL)

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 7, 2020

G-P-17-1220

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)
Jill Christine Bader	F & M BANK	
(NAME)	(NAME)	
1220 Villa Place	50 FRANKLIN STREET	**105-5-3.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	CLARKSVILLE, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ROBERT BLAIR FULTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILL CHRISTINE BADER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 13 on the plan of George I. Waddey's Re-subdivision of Lot 28, O. B. Hayes' Rokeby Addition, as of record in Plat Book 421, Page 141, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 152 1/2 feet to an alley.

Being the same property conveyed to Robert Blair Fulton by Warranty Deed from Eva L. Perkins, unmarried, recorded September 23, 2002 in Instrument No. 20020923-0115444, Register's Office for Davidson County, Tennessee.

Angela Fulton joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 141, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1220 Villa Place, Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans:T20170008211 DEEDWARR
Recvd: 01/27/17 15:20 2 pgs
Fees:13.00 Taxes:1925.85
20170127-0009264

Witness my/our hand(s) this the 26th DAY OF JANUARY, 2017.

Robert Blair Fulton

Angela Fulton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BLAIR FULTON AND ANGELA FULTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of January, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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