WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

P-RR-17-1522

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)
James Smith and Anna Smith	**F & M Bank**	
(NAME)	(NAME)	
1522 Ward Avenue	**PO Box 451**	**072-14-3-P-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Clarksville, TN 37041**	
(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, **ULO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES SMITH AND WIFE, ANNA SMITH,** 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 Unit 1520-B, as shown on the Declaration of Covenants, Conditions and Restrictions for Ward Avenue Townhomes, of record in Instrument No. 20160614-0060154, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to ULO Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Equity Trust Company dba Sterling Trust Custodian FBO Realty and Investment Management, LLC ACCT Q 10605 of record in Instrument No. 20160614-0060056 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 14, 2016.

This conveyance is subject to:
- All matters shown on Plan of record as Instrument No. 20111209-0096240;
- Covenants, Conditions and Restrictions of record in Instrument No. 20160614-0060154;
- HOA Charter of record in Instrument No. 20160628-0065595, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1522 Ward Avenue , Nashville, Tennessee 37206**.

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:T20170053021 DEEDWARR
Recvd: 06/21/17 09:39 2 pgs
Fees:13.00 Taxes:1655.75
20170621-0062310

Witness my/our hand(s) this the 16th DAY OF JUNE, 2017.

ULO Properties, LLC, a Tennessee Limited Liability Company

BY:_____
Jason Lincoln
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Lincoln, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of ULO Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16 day of June, 2017.

_____
Notary Public

My Commission Expires: 1/6/2020

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

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