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Bill Garrett Davidson County Batch# 33863 DEEDWARR 12/05/2017 02:32:29 PM 2 pgs Fees: $13.00 Taxes: $971.25 20171205-0124122 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $262,500.00 Affiant Subscribed and sworn to before me, this 1st day of December, 2017. Notary Public My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heidi Lynn Tyson	~~New Owner~~ F&M Bank	**Map/Parcel: 172-12-0-B-178.00CO**
3308 Cobble Street	10 Cadillac Dr #100	
Nashville, TN 37027	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,

Benjamin T. Dearman and wife, Ashley P. Dearman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heidi Lynn Tyson, an unmarried 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. 288 on the Plan of Bradford Hills, Section Eleven, as shown on plat of record in Plat Book 7900, page 6, amended in Book 7900, page 496, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Benjamin T. Dearman and wife, Ashley P. Dearman, by Warranty Deed, from Timothy D. Rice and wife, Amber H. Rice, dated June 27, 2012, of record in Instrument No. 20120705-0058948, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 7900, Page 6 and amended in Book 7900, page 496, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8069, Page 170 and amended in Book 9055, Page 826, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8071, Page 531, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 8377, Page 769, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 8071, Page 520, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for DAVIDSON County, Tennessee.
Southern Bell Agreement of record in Book 1113, Page 606 and Book 1318, Page 441, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Book 7900, Page 6, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7690, Page 260, Register's Office for DAVIDSON County, Tennessee.
Deed of conveyance for Sewer of record in Book 8377, Page 808, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues-if any
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3308 Cobble Street, Nashville, TN 37027.

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 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 my/our hand(s) this 1st day of December, 2017.

X Benjamin T. Dearman
Benjamin T. Dearman

X Ashley P. Dearman
Ashley P. Dearman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Benjamin T. Dearman and wife, Ashley P. Dearman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2017.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11-23-20

File #: **170698SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027