Bill Garrett Davidson County
Batch# 55856 DEEDWARR
02/06/2018 10:44:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180206-0011935

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-P-18-1121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

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)
Pamela Humphery	F & M Bank	
(NAME)	(NAME)	**149-12-0B-074.00**
1121 Twin Circle Dr.	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood TN 37027	
(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, **VIDELLA STATEN, SOLE HEIR AT LAW OF THE ESTATE OF LEIGH ANN STATEN ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMELA HUMPHERY, 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. 26 on the Plan of Final Plat, Phase 2, Forest Cove of record in Plat Book 9700, Page (s) 976 and 977, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leigh Ann Staten, unmarried by Warranty deed from The Craig Company of record in Instrument No. 20030712-0097446 Register's Office for Davidson County, Tennessee, dated June 26, 2003 and recorded on July 12, 2003. Leigh Ann Staten having died November 21, 2017 leaving property to Vidella Staten, only heir at law of the Estate of Leigh Ann Staten of record in the Probate Court for Davidson County, Tennessee as Case No. 17-P2082.

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 976 and 977, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11149, Page 641, as amended in Book 11313, Page 436, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 11595, Page 877, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20000407-0035204, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in Instrument(s) of record in Book 437, Page 21, Book 2244, Page 13, Book 3463, Page 126, Book 3852, Page 679, Book 4607, Page 484 and Book 7269, Page 389, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Twin Circle Dr., Nashville, Tennessee 37217**.

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.

Witness my/our hand(s) this the 1st DAY OF FEBRUARY, 2018.

Vidella Staten by
John Gleaves attorney in fact

Vidella Staten by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VIDELLA STATEN, and who acknowledged he/she/they executed the same as the free act and deed of the said VIDELLA STATEN.

Witness my hand and official seal, this the 1st of February, 2018.

Candis A. Thornton

Notary Public
My Commission Expires: 7-5-21
(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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

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.

Julie Coone
Notary's Signature

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

My commission expires: 5-3-2021