Bill Garrett Davidson County
Batch# 84879 DEEDWARR
04/26/2018 11:13:06 AM 2 pgs
Fees: $13.00 Taxes: $1,226.55
20180426-0039382

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$331,500.00.**

Affiant

Subscribed and sworn to before me, this the **25th** day of **April, 2018.**

Notary Public

My commission expires: March 3, 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa G. Pierce	F&M Bank, a Banking Corporation	**117-07-0-K-006-00co**
3311 Golf Club Lane	50 Franklin Street	
Nashville, TN 37215	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David W. Rhodes, an unmarried man

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

Lisa G. Pierce, 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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 3311, as specified on the Plat shown in the Master Deed, on the Plan of Golf Club Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Golf Club Place Condominiums, of record in Book 10283, Page 431, and as amended in Instrument No.20040616-0071447, and of record in Instrument No. 20050105-0001979 and of record in Instrument No. 20050330-0034571, and Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Golf Club Place Condominiums, for placement of Units, as shown in Plat Book 9700, Page 293, said Register's Office, for a more complete identification and description of such Unit.

BEING all of the same property conveyed to David W. Rhodes, unmarried, by Deed, from Harper Gaston, joined by his spouse, Nona Gaston, dated July 7, 2004, of record in Instrument No. 20040709-0081778, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 9700, Page 293, Register's Office for Davidson County, Tennessee;

2) Storm Water Detention of record in Book 9643, Page 877, Register's Office for Davidson County, Tennessee;

3) Charter of Golf Club Place Condominium Homeowners Association in Book 10297, Page 21, Register's Office for Davidson County, Tennessee;

4) Deed of Conveyance to Metro Government for water and sanitary sewer lines in Book 10131, Page 838, Register's Office for Davidson County, Tennessee;

5) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Golf Club Place of record in Book 10283, Page 431,and as amended in Instrument No.20040616-0071447, and of record in Instrument No. 20050105-0001979, and of record in Instrument No. 20050330-0034571, and Register's Office for Davidson County, Tennessee;

6) By-Laws of Golf Club Place Homeowners' Association, Inc. of record in Book 10283, Page 439 and as amended in Instrument No. 20040616-0071447 and in Instrument No. 20050105-001979 and in Instrument No. 20050330-0034571, Register's Office for Davidson County, Tennessee;

7) Taxes which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **3311 Golf Club Lane Nashville, TN 37215**

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 **25th** day of **April, 2018.**

David W. Rhodes

David W. Rhodes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David W. Rhodes,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21