WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/08 12:51 2 pgs
Fees:13.00 Taxes:1147.00

20080916-0094698

File No.: 2008070037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this day of September, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/[illegible]/09
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chance Formby and wife, Rhonda Formby	Pinnacle National Bank, ISAOA	117-07-0-137.00
(NAME)	(NAME)	
3428 Stokesmont Road	211 Commerce Street Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, Danny Wayne Futrell and wife, Vivian V. Futrell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chance T. Formby and wife, Rhonda M. Formby, 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 the northerly one-half of Lot No. 105 on the Map of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, Page 156, Register's Office for said County.

Said part of said Lot No. 105 fronts 100 feet on the easterly side of Hord Street, now Stokesmont, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Danny Wayne Futrell and wife, Vivian V. Futrell by Warranty Deed from Daniel K. Cole and wife, Christie H. Cole, dated June 3, 1999 and recorded in Book 11512, Page 508, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3428 Stokesmont Road, Nashville, TN 37215
(House Number) (Street) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 12th day of September, 2008.

Danny Wayne Futrell

Vivian V. Futrell

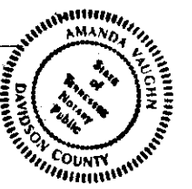
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Danny Wayne Futrell and wife, Vivian V. Futrell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 12th day of September, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206