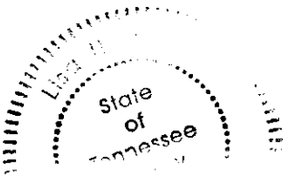
File No. 290401377

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090032551 DEEDWARR
Recvd: 05/18/09 10:23 2 pgs
Fees:13.00 Taxes:505.05

20090518-0045267

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzy C. Satterfield	First State Bank	01200000502
(NAME)	(NAME)	
7143 Bidwell Road	5200 Maryland Way, Suite 310	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	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 considerations, the receipt of which is hereby acknowledged, I, Christy Lynn Nichols, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Suzy C. Satterfield, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:

Beginning at a point on the westerly margin of Bidwell Road, North 2 degrees 30 minutes East 1000 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, North 2 degrees 30 minutes East 150 feet; thence North 87 degrees 30 minutes West 790.69 feet; thence South 2 degrees 29 minutes West 150 feet; thence South 87 degrees 30 minutes East 790.65 feet to the beginning, containing 2.72 acres, more or less.

Being the same property conveyed to Christy Lynn Nichols by Quitclaim Deed from Christy Lynn Nichols/William G. Wilkinson, Trustee of record in Instrument 20080626-0065682 on June 25, 2008 and filed for record on June 26, 2008, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Alva R. Tate and wife, Peggy N. Tate by Warranty Deed from Oliver J. Waller, Jr. and wife, Anna Waller of record in Book 4065, Page 53 on September 13, 1966 and filed for record on October 5, 1966, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING EXCEPTION:

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7143 Bidwell Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), HER 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), HER 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 hands this 12th day of May, 2009.

Christy Lynn Nichols

STATE OF TENNESSEE

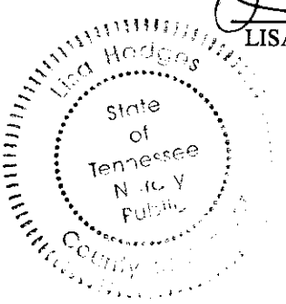
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christy Lynn Nichols the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of May, 2009.

Commission expires: February 28, 2012

LISA G. HODGES Notary Public



File Number: 290401377

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075