File No. 290700305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 08/06/09 14:42 3 pgs
Fees:18.00 Taxes:743.52
20090806-0074150

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Verdone	F & M BANK	1500400350
(NAME) 3137 Windsor Green Drive	(NAME) 10 CADILLAC WAY , SUITE 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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, WE, **Monte DeVar and Jonna DeVar**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Gregory M. Verdone and wife Laura B. Verdone**, hereinafter called the grantee(s), 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. 534 on the plan of Section One-B, Kensington of Priest Lake, of record in Plat Book 6250, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Monte and Jonna Devar by deed from Gerald R. Norton, unmarried of record in Book 9228, Page 27 on 01/21/1994 and filed for record on 01/24/1994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants Restrictions of record in Book 6386, Page 65, Register's Office for said County.

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 3137 Windsor Green Drive, Antioch, TN 37013
(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), 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 hands this 5th day of August, 2009.

Monte DeVar by Harry DeVar as His Attorney in Fact
Monte DeVar,

Jonna DeVar by Harry DeVar as Her Attorney in Fact
Jonna DeVar,

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 5TH day of AUGUST, 2009, before me personally appeared HARRY DEVAR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Monte DeVar AND Jonna DeVar, and who acknowledged that HE/SHE/THEY executed the same as the free act and deed of the said Monte DeVar AND Jonna DeVar by virtue of that Power of Attorney, duly executed by the said Monte DeVar AND Jonna DeVar and appearing of record in Book _____, page _____ OR INSTRUMENT NUMBER 20090806-0074149, of Register's Office of DAVIDSON County, TENNESSEE.

Witness my hand at office this 5th day of August, 2009.

Commission expires: 8-16-09

Connie Beard
Notary Public

CONNIE BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290700305
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY