WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: July 25 2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090059706 DEEDWARR
Recvd: 09/01/09 08:49 3 pgs
Fees: 18.00 Taxes: 1036.00
20090901-0081810

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel B. Dugan and Frances H. Dugan	Tennessee Bank & Trust	
(NAME)	(NAME)	
486 Brentview Hills Drive	9000 Carothers Parkway	160-4-84
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin, TN 37067	
(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, WE, **JANICE LELAND AND VINCENT A. BIANCO, JR., CO-PERSONAL REPRESENTATIVES FOR THE ESTATE OF VINCENT A. BIANCO, DECEASED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL B. DUGAN AND WIFE, FRANCES H. DUGAN**, 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 Lot No. 22 on the Plan of Brentview Hills Subdivision, of record in Book 3300, pages 43 and 44, Register's Office for said County.

Said Lot No. 22 fronts 143 feet on the north side of Brentview Hills Drive and extends back 153.1 feet on the west line and 199.9 feet on the east line to a dead line in the rear on which it measures 107 feet.

Being the same property conveyed to Vincent A. Bianco by deed from Vincent A. Bianco and wife, Deneldia W. Bianco, of record in Book 8128, page 205, Register's Office for Davidson County, Tennessee. The said Vincent A. Bianco having since died and by his Will of record in Case No. 09P687, Davidson County Probate Court Clerk's Office, title to the subject property is vested in Janice Leland and Vincent A. Bianco, Jr., Co-Personal Representatives for the Estate of Vincent A. Bianco.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 3300, pages 43 and 44, said Register's Office.

Gloria Knoch Bianco joins in the conveyance of said Deed for the limited purpose of conveying any interest that she may have in said land by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 486 Brentview Hills Drive, Nashville, TN 37220
(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 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 our hands this 27th day of August, 2009.

Gloria Knoch Bianco

Janice Leland, Co-Personal Representative

Vincent A Bianco Jr 8/27/2009

Vincent A. Bianco, Jr., Co-Personal Representative

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 Janice Leland, Co-Personal Representative and Gloria Knoch Bianco, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2009.

John Gregory Hardeman Notary Public

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vincent A. Bianco, Jr., Co-Personal Representative, the bargainor, 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 Chattanooga, Tennessee this 27 day of August, 2009.

My Commission Expires: 6/9/2013

Notary Public

DANA M. STILES
NOTARY PUBLIC AT LARGE
HAMILTON CO. TN

Witness our hands this 27th day of August, 2009.

Gloria Knoch Bianco

Janice Leland, Co-Personal Representative

Vincent A. Bianco, Jr., Co-Personal Representative

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 Janice Leland, Co-Personal Representative and Gloria Knoch Bianco, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2009.

John Gregory Hardeman / Notary Public

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vincent A. Bianco, Jr., Co-Personal Representative, the bargainor, 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 Chattanooga, Tennessee this _____ day of August, 2009.

My Commission Expires: _____

Notary Public