WARRANTY DEED

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Replogle, et vir	New Owner	1200009000
(NAME)	(NAME)	
1709 Williamsburg Drive		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **Tennessee Commerce Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra Replogle and Kevin Replogle, a married couple**, 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:

Certain real property situated in Davidson County, Tennessee:

Beginning at an iron pin on the southwest corner of the intersection of Freeman Hollow Road and Baker Road; thence along the margin of Baker Road S 34 degrees 00' 16" E 421.12 feet to a point; thence S 55 degrees 00' 45" E 278.88 feet to an iron pin; thence leaving Baker Road S 2 degrees 00' 5" W 650 feet to an iron pin in a fence line adjoining Cantrell Property; thence N 7 degrees 21' 40" E 625 feet to an iron pin in the margin of Freeman Hollow Road; thence along the margin of Freeman Hollow Road N 46 degrees 53' 13" E 100.66 feet to the point of beginning, containing 5.17 acres, more or less.

Being the same property conveyed to Tennessee Commerce Bank by Substitute Trustee's Deed from R. Garry Chaffin, Substitute Trustee, dated September 22, 2010, as of record in Instrument No. 20100924-0076223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Right of Way Easement of record in Book 2281, page 351, Right of Way of Freeman Hollow Road, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 3394 Freeman Hollow Road, Goodlettsville, TN 37072

(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.

BILL GARRETT, Davidson County
Trans:T20110032510 DEEDWARR
Recvd: 06/01/11 13:50 2 pgs
Fees:13.00 Taxes:312.65
20110601-0041798

Witness my hand this 27th day of May, 2011.

Tennessee Commerce Bank

By: Howell Foust

Howell Foust
Its: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, Howell Foust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President of Tennessee Commerce Bank, the within named bargainor, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tennessee Commerce Bank by the said Howell Foust, as such Vice President.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of May, 2011.

Notary Public

My Commission Expires: 8/5/2013

TERESA C. WELBECK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 5, 2013