WARRANTY DEED

AT-20110064

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of July, 2011.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen T. Angell	FirstBank	026.02-0-008.00
409 Newberry Court	2021 Hamilton Place Boulevard, Suite A	
Goodlettsville, TN 37072	Chattanooga, TN 37421	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Thad G.Touchton, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen T. Angell, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, page 845, said Register's Office.

Said Lot No. 325 fronts 49.98 feet on the easterly margin of Newberry Court and extends back 108.07 feet on the southerly line and 136.79 feet on the northerly line to a dead line in the rear measuring 122.83 feet thereon.

Being the same property conveyed to Thad G. Touchton, unmarried from Volker Petersen and wife, Kimberly Kay Petersen by Deed dated December 3, 1992 recorded December 4, 1992 in Book 8805, page 449, Register's Office for Davidson County, Tennessee signed under a Power of Attorney recorded in Book 8805, page 447.

( ) unimproved
This is (X) improved property know as 409 Newberry Court, Goodlettsville, TN 37072.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 27th day of July, 2011

Thad G. Touchton

BILL GARRETT, Davidson County
Trans:T20110046405 DEEDWARR
Recvd: 08/01/11 09:47 1 pgs
Fees:13.00 Taxes:573.50
20110801-0058571

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Thad G. Touchton , the bargainor(s), 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 Williamson, Tennessee, this 27th day of July, 2011.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY