6

BILL GARRETT, Davidson County
Trans:T20110056406 DEEDWARR
Recvd: 09/12/11 12:52 2 pgs
Fees:13.00 Taxes:584.55
20110912-0070588

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXXX~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $157,987.00

Affiant

Subscribed and sworn to before me this 9th day of September, 2011.

Notary Public

My commission expires: 11/5/2014

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James E. McDugle	**New Owner** **First State Bank**	**Map 142, Group 10-0, Parcel 091.00**
713 Baugh Road	**7114 Hwy 70 S, Ste 105**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Terry A. Piatt and Beverly G. Piatt, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James E. McDugle, a single man

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. 17 on the Plan of Green Meadows, Section One, of record in Plat Book 5050, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Terry A. Piatt and wife, Beverly G. Piatt, by Warranty Deed, from Daniel H. Maxwell, unmarried, of record in Instrument No. 20011220-0140591, Dated December 14, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 5050, page 92, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5376, page 552, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 713 Baugh Road, Nashville, TN 37221.

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 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 my/our hand(s) this 9th day of September, 2011.

Terry A. Piatt

Beverly G. Piatt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Terry A. Piatt and Beverly G. Piatt, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2011.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **110578SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027