BILL GARRETT, Davidson County
Trans:T20110071779 DEEDWARR
Recvd: 11/14/11 14:33 2 pgs
Fees:13.00 Taxes:499.50
20111114-0088852

RECORD AND RETURN TO;
TENNESSEE NATIONS TITLE AGENCY, INC.
4811 LEBANON RD, STE. 107
HERMITAGE, TN 37076
11NT00033
WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00

Cari Tiesl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF OCTOBER, 2011

Dana Delworth
Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY 4811 LEBANON RD SUITE 107 HERMITAGE, TN 37076

ADDRESS OF NEW OWNER AS FOLLOWS :
Joanne LaViolette
325 53rd Ave N.
Nashville, TN 37209

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 Corporate Centre Dr. #400
Franklin, TN 37067

MAP-PARCEL NUMBERS
091.15-0-044.00

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 ACKNOWLEDGED, WE, **FirstBank, a banking institution**

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

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:

BEING part of Block No. 6 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 6 begins on the westerly margin of 53rd Avenue North at a point 223.0 feet north of the northwest corner of Elkins Avenue and 53rd Avenue North; thence with the westerly margin of 53rd Avenue North, northwardly 50.0 feet; thence westwardly 150.00 feet; thence southwardly 50.0 feet; thence westerly 150.0 feet to the beginning.

Being the same property conveyed to Firstbank, a banking institution, by Substitute Trustee's Deed, dated August 20, 2010 from, Edward D. North, Jr. and spouse, Ms. Robin L. North, of record in Instrument No. 20100820-0066154, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 325 53rd Ave N. Nashville, TN 37209

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/my hand(s) this 27th day of October, 2011.

FirstBank

Britin H. Boatright, CCIM
Metropolitan Bank President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Britin H. Boatright, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the Metropolitan Bank President of FirstBank, the within named bargainor, and that he is authorized by FirstBank, to execute this instrument on its behalf.

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

Notary Public

Commission Expires: 3/3/15

GIB VANDERHEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY