This Instrument Prepared by:
CBC Title & Escrow
813 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
Alfonzo R. Todd
1407 Clay Street, Apt. C
Nashville, TN 37208

SEND TAX BILLS:
SAME

BILL GARRETT, Davidson County
Trans:T20120059629 DEEDWARR
Recvd: 08/10/12 13:31 2 pgs
Fees:13.00 Taxes:74.00
20120810-0071717

Map / Parcel 08115014800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **VOLUNTEER STATE BANK,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **ALFONZO R. TODD,** the following described property to wit:

Land in Davidson County, Tennessee being Lot No. 43 on the Plan of J.M., J.T. and G.W. Harding's Addition of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the southerly side of Underwood Street, formerly Passaio Street, runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to **VOLUNTEER STATE BANK** by Substitute Trustee's Deed from **BYRON M. GILL, Substitute Trustee,** recorded **July 13, 2012 in INSTRUMENT OF RECORD IN 20120713-0061498,** Register's Office for Davidson County, Tennessee.

SAID PROPERTY IS BEING PURCHASED "AS-IS"

This is improved property known as: 1821 Underwood Street, Nashville, TN 37208

Said conveyance is made subject to plan of record in Plat Book 21, page 80, Register's Office for Davidson County, and to any visible and unrecorded easements, building regulations and zoning regulations.

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, his heirs and assigns forever; the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, that it has a good right to convey it, and

the same in unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 9 day of August, 2012.

VOLUNTEER STATE BANK

BY: _____
JIMMY OVERTON

TITLE: **Vice President**

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public of said County and State, **JIMMY OVERTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be a **Vice President** of **Volunteer State Bank**, the within named bargainor, a State Banking Institution, and that he as such **Vice President** executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself as **Vice President**.

Witness my hand, at office this 9 day of August, 2012.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
Notary Public

My Commission Expires: 6/18/2013

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$20,000.00.**

AFFIANT

Subscribed and sworn to before me this the 9 day of August, 2012.

JESSICA J. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jessica J Hunter
NOTARY PUBLIC

My Commission Expires: 6/18/2013

File #125203