WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120076283 DEEDWARR
Recvd: 10/08/12 14:31 2 pgs
Fees:13.00 Taxes:518.00
20121008-0092064

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-16-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lisa Peercy	NEW OWNER	Map & Parcel 08112014500
(NAME) 1610 10th Ave North	(NAME)	
(ADDRESS) Nashville TN 37208	(ADDRESS)	
(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, WE, Volunteer State Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lisa Peercy, 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 Lot No. 230, on the Plan of McGavock, Wetmore and Others Addition to Nashville, called the Addition to the Town of McGavock, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 230 fronts 50 feet on the easterly side of Tenth Avenue North, formerly Polk Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Volunteer State Bank by deed from Byron M. Gill, Substitute Trustee of record in Instrument 20120713-0061508, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 21, Page 23, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1608 A & B 10th Avenue North, Nashville, TN 37208
(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.

Witness my hand this 4th day of October, 2012.

VOLUNTEER STATE BANK

Jimmy Overton
Vice President of Loss Mitigation

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jimmy Overton** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President of Loss Mitigation** of **Volunteer State Bank**, the within named bargainor, a corporation, and that he as such **Vice President of Loss Mitigation** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such **Vice President of Loss Mitigation**.

WITNESS my hand and seal, this 4th day of October, 2012.

My Commission Expires:

5-3-16

Notary Public,

