WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

X: _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2013.

_____
Notary Public

MY COMMISSION EXPIRES: 5-3-16

(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
William A. Perry	NEW OWNER	05108003500
(NAME)	(NAME)	
222 Dane Drive		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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 William A. Perry, 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:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 16 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Book 843, Page 7, Register's Office for said County, described as follows:

Said Lot No. 16 fronts 60 feet on the northerly side of Emmett Avenue and runs back between lines, 194 feet, more or less, on the west line and 195 1/2 feet on the east line to a dead line and measures 50 feet thereon.

Being the same property conveyed to Volunteer State Bank by deed from Byron M. Gill, Substitute Trustee of record in Instrument 20130116-0005294, 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 843, Page 7, Register's Office, Davidson County, Tennessee.

Subject property is sold "As Is Where Is".

unimproved ☐

This is improved ☑ property, known as 219 Emmitt Avenue, Madison, TN 37115
(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.

BILL GARRETT, Davidson County
Trans:T20130017804 DEEDWARR
Recvd: 03/04/13 15:08 2 pgs
Fees:13.00 Taxes:155.40
20130304-0021620

Witness my hand this 28th day of February, 2013.

VOLUNTEER STATE BANK

Jimmy Overton
Vice-President of Loss Mitigation

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jimmy Overton as Vice President of Loss Mitigation of Volunteer State Bank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Vice President of Loss Mitigation of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.
Witness my hand this 28th day of February, 2013.

Notary Public

My Commission Expires:

5-3-16