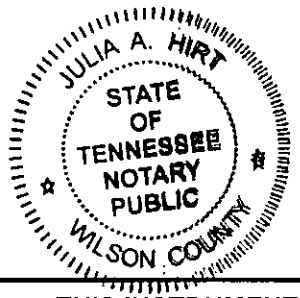
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 10.5.2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George DeGeorge	Ameris Bank	064-03-0A-085.00CO
(NAME)	(NAME)	
1620 Rachel Way	1800 Parkway Place Ste. 820	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-1980	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130053285 DEEDWARR
Recvd: 06/24/13 13:11 2 pgs
Fees:13.00 Taxes:1184.00
20130624-0064574

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patricia A. Vandegrift, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **George DeGeorge, unmarried and Sharon Raphaeli, unmarried, tenants in common with expressed rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 178, on the FINAL PLAT OF PHASE ELEVEN, SECTION ONE, BRANDYWINE POINTE, as shown by plat appearing of record in Plat Book 9700, Page 148, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Patricia A. Vandegrift by QuitClaim Deed dated July 22, 1997, from Walter D. Vandegrift, Jr. and filed for record on July 22, 1997, in Book 10538, page 580, Register's Office for said County, Tennessee. Previously being the same property conveyed to Walter D. Vandegrift, Jr., and wife, Patricia A. Vandegrift by Warranty Deed dated February 18, 1997, from Zaring Homes, Inc., and filed for record on February 19, 1997, in Book 10353, Page 550, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 148, Register's Office of said County.
Restrictive Covenants of record in Book 10040, Page 30, Register's Office of said County.
Charter of the Homeowner's Association of record in Book 9013, Page 38 and Book 9117, Page 77, Register's Office for Davidson County, TN .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1620 Rachel Way, Old Hickory, TN 37138-1980
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10425
SMG TN Warranty Deed

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 ~~12th~~ 13th day of June, 2013.

Patricia A. Vandegrift

Walter D. Vandegrift, Jr.

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia A. Vandegrift and Walter D. Vandegrift, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of June, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

~~PREPARED BY:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122