STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20130077028 DEEDWARR
Recvd: 09/05/13 13:10 2 pgs
Fees:13.00 Taxes:499.50
20130905-0093882

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-7418D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Miguel Bustamante (NAME)	First State Bank (NAME)	33-232
450 W Campbell Road (STREET ADDRESS)	PO Box 839 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville TN 37217 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ronda Walker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Miguel Bustamante,** 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 tract of land in the 11th and being a portion of Lot#3 on the plat of Armour Subdivision as of record in plat book 7900 page 748 R.O.D.C., Tn., and being more particularly described as follow;

Beginning at a concrete monument in the east right-of-way Campbell Road, and being the southwest corner of a tract owned by Tom A. Dulworth ETUX as of record in deed book 4885 page 58 R.O.D.C., Tn., THENCE: N 89 degs. 36 mins. 31 secs. E, 586.32' to an iron rod (new) at a fence corner, THENCE: N 01 degs. 37 mins. 40 secs. E, 150.00' to a concrete monument, THENCE: N 01 degs. 37 mins. 40 secs. E, 395.92' to an iron pin, THENCE: S 79 degs. 50 mins. 13 secs. E, 287.45' to a point, THENCE: with right-of-way Interstate 65, S 33 degs. 12 mins. 14 secs. W, 490.25' to a highway monument, THENCE: S 02 degs. 06 mins. 31 secs. W, 71.87' to a point, THENCE: S 36 degs. 20 mins. 56 secs. W, 35.77' to a point, THENCE: S 84 degs. 21 mins. 16 secs. W, 53.06' to a highway monument, THENCE: S 89 degs. 56 mins. 45 secs. W, 276.64' to an iron pin (old), THENCE: S 89 degs. 50 mins. 14 secs. W, 262.36' to a concrete monument at the east right-of-way Campbell Road, THENCE: with right-of-way, N 02 degs. 01 mins. 11 secs. W, 18.09' to the point of beginning containing 1.95 acres more or less as per a survey by C&K Surveyors LLC dated August 19,2013.

BEING the same property conveyed to Ronda Walker from Russell Lee Armour, by Deed, and as recorded in Instrument No. 20020313-0031775, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 748, Register's Office for Davidson County, Tennessee.

2. Warranty Deed to the State of Tennessee as recorded in Instrument No. 20020222-023213, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage as recorded in Book 7209, page 748 and Book 7382, page 813, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Ronda Walker is signed by his/her duly appointed Attorney-in-fact Russell Armour, pursuant to the Power of Attorney recorded in Instrument No. 20130905.0093881, said Register's Office.

This is improved property, known as 450 W Campbell Road, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 22 day of August, 2013.

RONDA WALKER

By: Ronda Walker by Russell Armour
Russell Armour, Attorney-in-Fact

August, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Russell Armour, Attorney-in-Fact for Ronda Walker, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22 day of August, 2013.

My Commission Expires: 3/30/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066