WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011655 DEEDWARR
Recvd: 02/19/14 12:28 2 pgs
Fees:13.00 Taxes:1243.20

20140219-0014218

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,000.00

Jennifer D. Green
Affiant

STATE OF TENNESSEE NOTARY PUBLIC — ADAMS GRAVES — DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Green and Jennifer D. Green	Franklin American Mortgage Company	173 09 0A 270.00 CO
(NAME) 8359 Saint Danasus Drive	(NAME) 501 Corporate Centre Drive Suite 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **Mark V. Sorgi and wife, Stephanie L. Sorgi**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John A. Green and Jennifer D. Green, husband and wife**, 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:

LAND in Davidson County, TN, BEING Lot No. 209, on the Plan of Phase "E", Lenox Village, of record in Instrument No. 20040109-0003952, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Mark V. Sorgi and spouse, Stephanie L. Sorgi by Warranty Deed from Thomas K. Bratcher dated January 30, 2009, of record in Instrument No. 20090209-0010880, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit dated February 18, 2009 and recorded in Instrument No. 20090219-0014236, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 8359 Saint Danasus Drive, Nashville, TN 37211

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, has 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 our hands this 18th day of February, 2014.

Mark V. Sorgi

Mark V. Sorgi

Stephanie L. Sorgi

Stephanie L. Sorgi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Mark V. Sorgi and Stephanie L. Sorgi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of **February, 2014.**

Laura W Marshall

Notary Public

My commission expires: 12/15/15

LAURA W. MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY