BILL GARRETT, Davidson County
Trans:T20140014984 DEEDWARR
Recvd: 03/05/14 09:57 2 pgs
Fees:13.00 Taxes:1246.90
20140305-0018387

ADDRESS NEW OWNERS and
SEND TAX BILLS:
OLIVER T. GIORGIO and wife,
LEAH M. GIORGIO
6009 Ridge Farm Place
Brentwood, TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
171 - 12 - A 58 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **VOLUNTEER STATE BANK**, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **OLIVER T. GIORGIO and wife, LEAH M. GIORGIO**, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Section Two, Addition to Brelan Park at Saddlewood, of record in Plat Book 7900, Page 963, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> BEING the same property conveyed to Volunteer State Bank by Substitute Trustee's Deed recorded 20130515-0049144, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 6009 Ridge Farm Place, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 26 day of ~~March~~ February, 2014.

VOLUNTEER STATE BANK

By: _____

Title: V.P. Loan Mgr.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Timmy Overton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged his/her self to be V.P. Loss Mitigation, of VOLUNTEER STATE BANK, the within named bargainor, a corporation, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as V.P. Loss Mitigation.

Witness my hand at office this 26 day of ~~March~~ February, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $337,000.00.

Timmy Overton
AFFIANT

Subscribed to and sworn before me, this the 26 day of ~~March~~ February, 2014.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
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