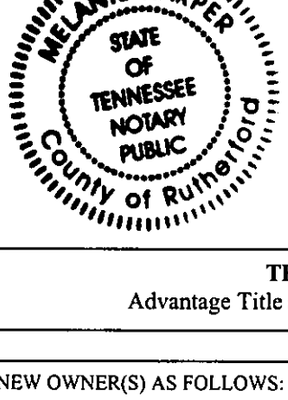
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/19/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley M. Verdugo	Magna Bank	150-7-492.00
(NAME)	(NAME)	
3421 Towne Village Road	PO Box 172207	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Memphis, TN 38187	
(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, I, Christopher E. Corder, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley M. Verdugo, An unmarried man, 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, Tennessee, being all of Lot No. 530, on the plan of Section Five, Towne Village of the Country, as shown by plat appearing of record in Plat Book 6250, Pages 783 and 784, 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 Christopher E. Corder, unmarried, by deed of record in Instrument Number 20021218-0155991 Register's Office for Davidson County, Tennessee.

Subject to All matters as shown on Plan of Section Five, Towne Village of the Country of record in Plat Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 6767, Page 456, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 6250, Pages 783 and 784, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3421 Towne Village Road, Antioch, TN 37013

(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:T20140019827 DEEDWARR
Recvd: 03/25/14 12:09 2 pgs
Fees:13.00 Taxes:332.63
20140325-0024424

Witness my hand this 20th day of March 2014.

Christopher E Corder

Christopher E. Corder

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher E. Corder, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of March 2014.

Commission expires: 7-30-17



Notary Public