BILL GARRETT, Davidson County
Trans:T20140030134 DEEDWARR
Recvd: 05/02/14 09:20 2 pgs
Fees:13.00 Taxes:968.07
20140502-0037163

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0261

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2014

Notary Public
Commission Expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Lowell T. Gorman<br>1043 Percy Warner Blvd<br>Nashville, TN 37205 | Southern Bank of TN<br>1499 N. Mt. Juliet Rd<br>Mt. Juliet, TN 37122 | 129-08-0-023.00 |

# WARRANTY DEED

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,

**Patrick Saale and Courtney Hanson, now known as Courtney Saale, husband and wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lowell T. Gorman and Jaimie A. Ragghianti, and unmarried man and an unmarried woman** 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 Lot No. 40 on the plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13, and 14, and as amended in Book 3702, Page 465, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Patrick Saale, unmarried, and Courtney Hanson, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Stacy N. Smith, unmarried, dated 9/12/11 and recorded 9/21/11 in Instrument No. 20110921-0073098, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1043 Percy Warner Blvd, Nashville, TN 37205.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2014.

Patrick Saale

Courtney Hanson, now known as Courtney Saale

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Saale and Courtney Saale** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of April, 2014.

CAROL T BAKER
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)