BOX 10-A

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-6041

BILL GARRETT, Davidson County
Trans:T20140049807 DEEDWARR
Recvd: 07/14/14 07:59 2 pgs
Fees:13.00 Taxes:814.00
20140714-0061475

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 DAY OF July, 2014.

Notary Public

Commission Expiration: _____

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Nicholaus J. Korando	First State Bank	
817 Footpath Terrace	7114 Highway 70 S, Ste 105	15602019700
Nashville, TN 37221	Nashville, TN 37221	

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,

Judy S. Wells, Trustee

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholaus J. Korando and Heather D. Korando, 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, Tennessee, being Lot No. 758 on the Plan of Section Two, Harpeth Woods, of record in Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Judy S. Wells, Trustee from Robert B. Fidler and wife, Sally M. Fidler by deed dated 01/25/2011 filed for record on 02/25/2011 in Instrument No. 20110225-0015511, in the Register's Office for 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.

This is improved property known as **817 Footpath Terrace, Nashville, TN 37221**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 9th day of July, 2014

Judy S. Wells, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Judy S. Wells, Trustee**, 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 9th day of July, 2014.

Notary Public

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration: 3/7/17