WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057251 DEEDWARR
Recvd: 08/06/14 09:15 2 pgs
Fees:13.00 Taxes:222.00
20140806-0070508

Melanie D. DuBois
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-21-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Golden DBA Chris Provencher Construction	Lee Golden DBA Chris Provencher Construction	034-07-A 154.00 CO 034-07-A 155.00 CO
(NAME)	(NAME)	
6061 Rebel Road	SAme	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lee Golden DBA Chris Provencher Construction**, 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 Lots Nos. 8 and 9 on the Final Subdivision Plat of Harbor Village, Phase III as of record in Instrument No. 20050331-0034862, Register's office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being a portion of the property conveyed to Tennessee Bank & Trust, a division of Farmers Bank & Trust Company, Blytheville, Arkansas, by Deed from Alliance Development, LLC, a Tennessee limited liability company, dated September 22, 2011, of record in Instrument No. 20110926-0074356, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 6900, page 37 and Instrument No. 20050331-0034862; Restrictions of record in Book 6628, page 577; Book 6646, page 543; Book 10672, page 743 and Instrument No. 20010817-0089318; Master Deed of record in Book 7675, page 804 and Book 8402, page 569; By-Laws of record in Instrument No. 20070205-0014894;Articles of Incorporation/ Charter of record in Book 6635, page 254;Easement for overhead lines of record in Book 10437, page 210;Easement for sewer and/or storm drainage of record in Book 6861, page 935; Book 7121, page 202 and Book 5589, page 831;Notice of hold on building permits of record in Instrument No. 20100218-0012613;Conveyance of common areas of record in Book 8485, page 966; Stormwater Detention Agreement of record in Instrument No. 20050218-0018400, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1929 and 1933 Nancy Beth Drive, Madison, TN 37115
(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.

Witness my hand this 31st day of August, 2014.

Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas

By: _____

James Kuntz, Senior Vice President of Special Assets/Operations & HR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Kuntz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Senior Vice President of Special Assets/Operations & H.R of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, the within named bargainor, and that he as such Senior Vice President of Special Assets/Operations & H.R, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by the said James Kuntz as such Senior Vice President of Special Assets/Operations & H.R.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2014.

_____
Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017