WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$114,000.00.**

Jessica R. Sullivan
Affiant

Subscribed and sworn to before me this 28 day of July, 2014

Notary Public
My Commission expires: 2.8.16
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jessica R. Sullivan	First Bank	04411016100
506 Jones Street	2021 Hamilton Place Blvd. Suite A	
Old Hickory, TN 37138	Chattanooga, TN 37421	

BILL GARRETT, Davidson County
Trans:T20140060401 DEEDWARR
Recvd: 08/15/14 15:33 2 pgs
Fees:13.00 Taxes:421.80
20140815-0074205

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Larney Sager, an unmarried man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessica R. Sullivan, unmarried woman** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Village of Old Hickory, Section "A" of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larney Sager, unmarried, from John C. Dickens, by deed on September 28, 2012, of record in Instrument Number 20121009-0092429, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 1424, page 68, Register's Office Davidson County, Tennessee.
- Covenants, conditions, restrictions, and easements as set forth in instrument recorded in Book 1711, page 308, Register's Office for Davidson County, Tennessee.

This is improved property known as: **506 Jones Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 28, 2014.

Larney Sager by Scott A. Calvin as attorney in fact.

Larney Sager by Scott A. Calvin as attorney in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Scott A. Calvin, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himselfto be the Attorney-in-fact for Larney Sager, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Larney Sager, the bargainor(s), by the said Scott A. Calvin as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith, as Instrument # 20140815-0074204

WITNESS my hand and seal, this 28th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY