1180
(1)

ADDRESS NEW OWNERS and
SEND TAX BILLS:

FRANCIS P. MADDEN, JR.
815 Meadowlark Dr.
Goodlettsville TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
34 - 1 - 41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **VOLUNTEER STATE BANK,** hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to **FRANCIS P. MADDEN, JR.,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 65 on the Plan of Echo Meadows of record in Book 2331, Page 64, Register's Office for said County, to which reference is hereby made fro a more complete legal description.
>
> BEING the same property conveyed to Volunteer State Bank from Byron M. Gill, Substitute Trustee, by deed recorded March 7, 2014 in Instrument No. 20140307-0019446, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 815 Meadowlark Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20140067093 DEEDWARR
Recvd: 09/09/14 13:23 2 pgs
Fees:13.00 Taxes:444.00
20140909-0082526

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 28 day of August, 2014.

VOLUNTEER STATE BANK

By: _____

Title: V.P.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jimmy Overton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged his/her self to be V.P., of **VOLUNTEER STATE BANK**, the within named bargainor, a corporation, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as V. P..

Witness my hand at office, this 28 day of August, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $120,000.00.

_____
AFFIANT

Subscribed to and sworn before me, this the 28 day of August, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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