WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024240 DEEDWARR
Recvd: 04/02/15 10:05 2 pgs
Fees:13.00 Taxes:321.90
20150402-0028632

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan N. Cagle	First National Bank of McMinnville	
(NAME)	(NAME)	
130 Rio Vista Dr.	200 E. Main St.	43-12 26
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	McMinnville, TN 37110	
(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, WE, **TIM FORSMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGAN N. CAGLE**, 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:

Being Lot No. 20 and the Southerly half of Lot No. 21, of Block "B" on the Revised Plan of Myatt and Eagan's Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Registers' office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Said Lot No. 20 and part of Lot No. 21 front together 75 feet on the Easterly side of Rio Vista Drive and run back 159 feet, more or less, on the Northerly line and 170 feet on the Southerly line, to a dead line measuring 75.72 feet thereon.

Being the same property conveyed to Tim Forsman by Trustee's Deed from Victor Hazelwood, Trustee, recorded on the 7th day of November, 2014 in Instrument No. 20141107-0103100, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1424, Page(s) 107, said Register's Office.

unimproved
This is improved X property, known as 130 Rio Vista Dr., Nashville, TN 37215
(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.

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

BOX 10-A

Witness my hand this ___ day of March, 2015.

TIM FORSMAN

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim Forsman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2015.

Commission expires:
12/25/2017

Notary Public

EARL THOMAS BARNETT
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF078985
Expires 12/25/2017