BILL GARRETT, Davidson County
Trans:T20150083887 DEEDWARR
Recvd: 10/02/15 09:22 3 pgs
Fees:18.00 Taxes:530.95
20151002-0100280

PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

WRG-1793

Map 026-06-0A-069.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty-Three Thousand Five Hundred and No/100 Dollars ($143,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **First Federal Bank**, a state banking corporation, has bargained and sold, and by these presents does transfer and convey unto **Jeane M. Trovato** (the "Grantee"), her heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, her heirs and assigns, forever.

AND IT HEREBY COVENANTS with the Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed by the public records of Davidson County, Tennessee.

AND IT FURTHER COVENANTS and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, First Federal Bank has caused its name to be subscribed hereto as and for the 25th day of September, 2015.

FIRST FEDERAL BANK

By: _____
Anthony T. Moore,
President and Chief Executive Officer

This instrument prepared by:
Please record and return to:
Freedom Title Services
116 Center Court
Clarksville, TN 37040

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned, a notary public in and for said state and county, personally appeared Anthony T. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President and Chief Executive Officer of First Federal Bank, the within named bargainor, a banking corporation, and that he as such President and Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President and Chief Executive Officer.

Witness my hand and official seal at Dickson, Tennessee, this 25th day of September, 2015.

Deborah M. Albright
Notary Public

My Commission Expires:

10-19-15

DEBORAH M. ALBRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 143,500.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Megan Anderson
Affiant

Subscribed and sworn to before me this 25th day of September, 2015.

Notary Public

KATHERINE R. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires:

8/24/17

ADDRESS OF NEW OWNER(S):

Jeane M. Trovato
151 Canton Ct
Goodlettsville, TN 37072

SEND TAX BILLS TO:

Jeane M. Trovato
151 Canton Ct
Goodlettsville TN 37072

This instrument was prepared from information furnished by one or more of the parties hereto, and the preparer assumes no responsibility for the completeness or accuracy of such information. No title examination was requested or performed. No advice has been solicited or given as to the tax implications of this transfer.

WRG-1793

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Final Plat for The Townhomes at Windsor Green, Phase I, Section 3, a Planned Unit Development, of record in Instrument No. 20040109-0003983, and Instrument No. 20041112-0136380, both in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being part of the same property conveyed to First Federal Bank by trustee's deed from Barney B. Regen, Trustee, dated September 1, 2009, and of record in Instrument No. 20090903-0083111 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to The Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions of record in Book 11164 at page 69, as amended by instrument of record in Instrument No. 20011108-0122758, and amendment to By-Laws of record in Instrument No. 20140523-0044903, and further subject to the matters appearing on the plan of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, all in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to easements of record in Book 4377 at page 94, Book 6117 at page 290, and Book 11534 at page 618, all in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to a perpetual easement to Piccadilly Apartments of record in Instrument No. 20020913-0111699 in the Register's Office of Davidson County, Tennessee.