WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,500.00.

John Cobb Rochford

Affiant

Subscribed and sworn to me on August 8, 2008.

NOTARY PUBLIC

My Commission Expires: 1-23-2010

Davidson County DEEDWARR
Recvd: 08/14/08 15:20 2 pg:
Fees:13.00 Taxes:601.25

20080814-0083843

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carie Ann Wethington 2110 McGavock Pike Nashville, TN 37216	Franklin Synergy Bank 3301 Aspen Grove Dr. Suite 200 Franklin, TN 37067	062-13-0-056.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MELISSA D. SEAY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **CARIE ANN WETHINGTON, a single woman,** hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee being Tract No. 6, Block G of Country Club Estates, a plat of which subdivision is of record in Book 843, Page 95, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Melissa Seay from Claudie Mai Floyd AKA Claudie Mae Floyd by Warranty Deed dated May 4, 2001 of record in Instrument No. 20010510-0048810, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. Restrictive Covenants of record in Book 1126, Page 351, Register's Office for Davidson County, Tennessee; and
4. Easement of record in Book 4197, Page 355, said Register's Office; and
5. All matters shown on the plan of record in Book 843, Page 95, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made; and
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2110 McGavock Pike, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE, her successors 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 our hands on August 8, 2008.

Melissa D. Seay

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 8, 2008, before me personally appeared Melissa D. Seay to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 8, 2008.

NOTARY PUBLIC

My Commission Expires: 1-23-2010

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY