File No. 271200823

36148

WARRANTY DEED #14407

Davidson County DEEDWARR
Recvd: 02/23/09 16:13 3 pgs
Fees:18.00 Taxes:962.00
20090223-0015885

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-14-2011
(AFFIX SEAL)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services
David Kious, Attorney at Law
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ells (NAME)	Franklin Synergy Bank (NAME)	Map 118-13-0/ Parcel 172.00
3605 Wilbur Place (ADDRESS)	3301 Aspen Grove Drive #200 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Benjamin Corbett and wife, Barbara A. Corbett, f/k/a Barbara Anne Akrawi, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Ells and wife, Stacey M. Ells, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record at Book 1130, Page 2, Register's Office for said County, to which plan reference is herby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Benjamin Corbett, an unmarried man and Barbara Anne Akrawi, an unmarried woman, by Warranty Deed, dated March 31, 2005, as of record in Instrument Number 20050401-0035583, said Register's Office. Said Benjamin Corbett and Barbara Anne Akrawi having since married. Barbara Anne Akrawi now known as Barbara A. Corbett.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 1130, Page 2; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3605 Wilbur Place, Nashville, TN 37204
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness our hands this 21 day of January, 2008.

Benjamin Corbett

Barbara A. Corbett

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Benjamin Corbett who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 21st day of January, 2008.

Commission expires: 7-25-2009

ALESA M. SUMNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 25, 2009

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Barbara A. Corbett who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 21st day of January, 2008.

Commission expires: 7-25-2009

Notary Public

ALESA M. SUMNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 25, 2009

File Number: 271200823

RETURN TO:
Southern Title Services
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-11-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY