BILL GARRETT, Davidson County
Trans:T20090029672 DEEDWARR
Recvd: 05/05/09 12:15 2 pgs
Fees:13.00 Taxes:987.90
20090505-0041035

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2009.

Notary Public

My commission expires: 7.25.12

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Laura K. Christopher** | **Franklin Synergy Bank** | 142-16-C-28.00CO |
| **2625 South Highlands Drive** | **3301 Aspen Grove Drive, Suite 200** | |
| **Nashville, TN 37221** | **Franklin, TN 37067** | |

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,

**Raymond Terrence Duffy, Individually and as Trustee of the Raymond Terrence Duffy Revocable Living Trust Agreement, dated February 10, 2000, and amended and restated May 16, 2006 a/k/a Raymond Terrance Duffy, Individually and as Trustee of the Raymond Terrance Duffy Revocable Living Trust Agreement dated February 10, 2000, and amended and restated May 16, 2006,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Laura K. Christopher, Unmarried,**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 28 on the Plan of Devon Highlands, Phase II of record in Plat Book 7900, Page 517 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Raymond Terrence Duffy, Trustee of the Raymond Terrence Duffy Revocable Living Trust Agreement by deed from Raymond Terrence Duffy of record in Instrument Number 20030902-0126211, in the Register's Office for Davidson County, Tennessee, dated August 13, 2003.

Being the same property conveyed to Raymond Terrence Duffy, unmarried by deed from Raymond Terrence Duffy, Trustee of the Raymond Terrence Duffy Revocable Living Trust Agreement of record in Instrument Number 20030902-0126209, in the Register's Office for Davidson County, Tennessee, dated August 13, 2003.

Being the same property conveyed to Raymond Terrence Duffy, Trustee of the Raymond Terrence Duffy Revocable Living Trust Agreement by deed from Raymond Terrence Duffy, unmarried of record in Instrument Number 20020301-0026227, in the Register's Office for Davidson County, Tennessee, dated February 19, 2002.

Being the same property conveyed to Raymond Terrence Duffy by deed from Raymond Terrence Duffy, Trustee of the Raymond Terrence Duffy Revocable Living Trust Agreement of record in Instrument

Number 20020301-0026225, in the Register's Office for Davidson County, Tennessee, dated February 19, 2002.

Being the same property conveyed to Raymond Terrence Duffy, Trustee of the Raymond Terrence Duffy Revocable Living Trust Agreement by deed from Raymond Terrence Duffy of record in Instrument Number 200005050045356, in the Register's Office for Davidson County, Tennessee, dated April 17, 2000.

Being the same property conveyed to Raymond Terrence Duffy, unmarried by deed from William E. Kantz, Jr., unmarried of record in Book 10474, Page 206, in the Register's Office for Davidson County, Tennessee, dated May 30, 1997.

This conveyance is subject to all restrictions, easements, planning documents and other matters of record in said Register's Office, and a lien for taxes for the current year and subsequent years.

This is improved (_X__) unimproved (____) property known as 2625 South Highlands Drive, Nashville, TN 37221.

28.00CO

142-16-C is the parcel identification number assigned to the property by the county tax assessor's office.

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), their 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 in 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), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THIS 1ST DAY OF ~~APRIL~~ MAY, 2009.

Raymond Terrence Duffy, Individually and as Trustee

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Raymond Terrence Duffy, Individually and as Trustee of the Raymond Terrence Duffy Revocable Living Trust Agreement dated February 10, 2000, and amended and restated May 16, 2006, the within named Grantor(s), 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, at office, this the 29TH day of April, 2009.

My Commission Expires: 7-25-12

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the _____ day of _____, 2009.

My Commission Expires:_____

Notary Public