AFTER RECORDING, RETURN TO: FIRST TITLE & ESCROW CO., INC. FILE BOX 9B FTEC FILE #28695	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$236,500.00~~ Affiant Subscribed and sworn to before me, this the 2nd day of June, 2009. Notary Public My commission expires: 02/03/10 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jesse E. Wray	**Franklin Synergy Bank**	**126-15-0-A-313.00 CO**
8436 Beautiful Valley Drive	**3301 Aspen Grove, Ste. 200**	
Nashville, TN 37221	**Franklin, TN 37067**	

BILL GARRETT, Davidson County
Trans: T20090037352 DEEDWARR
Recvd: 06/04/09 15:05 2 pgs
Fees: 13.00 Taxes: 875.05
20090604-0051991

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Heather A. Byrd and husband, Donald Byrd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesse E. Wray and Jennifer L. Wray, husband and wife,

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:

LAND in Davidson, Tennessee, being Lot No. 13 on the plan of Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settler's Way, of record in Instrument No. 20031210-0177241, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Heather Wagers, unmarried by deed dated November 24, 2005, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20041108-0134357, Register's Office for Davidson County, Tennessee. The said Heather Wagers having since married and is now known as Heather Byrd.

Donald W. Byrd joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Heather A. Byrd.

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **8436 Beautiful Valley Drive, Nashville, TN 37221**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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, his 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 hand(s) this 2nd day of June, 2009.

02 Jun 09
Heather A. Byrd

02 Jun 09
Donald Byrd

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Heather A. Byrd and husband, Donald Byrd**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of **June, 2009.**

Robin S Edwards
Notary Public



My Commission Expires: 2/26/2011