(16)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: 7.25.12

(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny R. Kelley	Franklin Synergy Bank	082160F00100CO
(NAME)	(NAME)	
802 A Fatherland	3301 Aspen Grove dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Colleen A. Stern, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Kelley, 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:

*UNMARRIED

*UNMARRIED

Land in Davidson County, Tennessee, being Unit No. A of Fatherland Street Townhouses, a Horizontal Property Regime with Private Elements pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Fatherland Street Townhouses a Townhouse Planned Unit Development of record as Instrument No. 20090915-0086214 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Colleen A. Stern by Warranty Deed from Garafola & Harris, LLC, a Corporation which deed is dated October 18, 2006 and recorded as Instrument No. 20061020-0130269 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2009 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS AND CONDITIONS OF DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FATHERLAND STREET TOWNHOUSES, A TOWNHOUSE PLANNED UNIT DEVELOPMENT OF RECORD AS INSTRUMENT NO. 20090916-0086214 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 802A Fatherland Street, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of September, 2009.

Colleen A. Stern

BILL GARRETT, Davidson County
Trans:T20090067116 DEEDWARR
Recvd: 10/02/09 10:44 2 pgs
Fees:13.00 Taxes:1191.40

20091002-0091584

STATE OF Virginia

COUNTY OF

On this 29th day of September, 2009, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Colleen A. Stern**, with whom I am personally acquainted (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 Notary Seal at office the day and year above written.

My Commission Expires:

28 Feb 2013

Notary Public

MEREDITH V. HAZEN
Notary Public
Commonwealth of Virginia
361732
My Commission Expires Feb 28, 2013