22155-8
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090074981 DEEDWARR
Recvd: 11/03/09 13:49 2 pgs
Fees: 13.00 Taxes: 983.53

20091103-0101548

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: November 28, 2011 (AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew S. West	Franklin Synergy Bank	Parcel ID:
401 Loudon Place	3301 Aspen Grove	171030B01400CO
Brentwood, TN 37027	Franklin, TN 37067	

FOR AND IN 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

Patricia L. Givens, f/k/a Patricia L. Chenger and husband, Timothy G. Givens

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Matthew S. West and wife, Aubrey N. West

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:

BEING Lot No. 267, on the Plan of Fredericksburg, Section 5B, a Planned Unit Development, of record in Book 7900, Page 953, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia L. Chenger by deed from Graciela L. Escobedo, unmarried, of record in Instrument 20031203-0173875, dated December 1, 2003, Register's Office for said County.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8920, Page 65, and as amended in Book 9500, Page 393; Book 9860, Page 840; and Book 10694, Page 541, said Register's Office, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 509 and Book 7900, Page 953, said Register's Office.

Patricia L. Givens and Patricia L. Chenger being one in the same person.

The said Timothy G. Givens joins in this conveyance to convey any and all marital interest he/she may have in said property.

Power of Attorney of record in Instrument 20091103-0101547, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 401 Loudon Place, Brentwood, TN 37027

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 our hands this 30th day of October, 2009.

Patricia L. Givens

Timothy G. Givens by Patricia L. Givens attorney in fact.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Givens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia L. Givens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Timothy G. Givens as his/her/their Attorney in Fact as the free act and deed of the within named Timothy G. Givens.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.