Davidson County DEEDWARR
Recvd: 01/15/10 15:07 3 pgs
Fees:18.00 Taxes:355.20
20100115-0004016

This instrument prepared by:
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brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $96,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2010.

Notary Public
My commission expires: 9/18/2011

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ronald Kirk Runder	Franklin Synergy Bank	82-03-0-092
1002 N. 2nd Street	3301 Aspen Grove Road # 200	
Nashville, Tennessee 37207	Franklin, Tennessee 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael Peden**, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ronald Kirk Runder, unmarried, and Linda Runder, unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantees, their successors 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. 154, on the Plan of Sharpe and Horn's Second Addition, of record in Plat Book 161, Page 53, Register's Office for said County to which plan reference is hereby made for a more complete description
>
> Being the same property conveyed to Michael Peden by Warranty Deed from Ray J. Williams and wife, Debra B. Williams, dated July 6, 2007 and recorded on July 11, 2007, Instrument No. 20070711-0082550, Office of Davidson County Register of Deeds.

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, their heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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 15th day of January, 2010.

Michael Peden

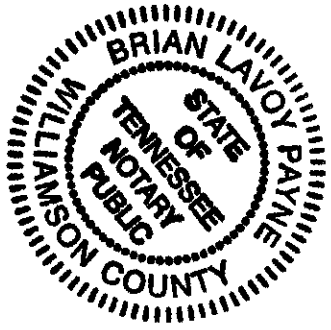
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Peden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennnessee, this 15th day of January, 2010.

Brian Lavoy Payne, Notary Public

My Commission expires 12/12/10



I, Jeanne Burton Gregory, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory 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: 09/18/2011

Notary's Seal

