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Realty Title

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00 Affiant Subscribed and sworn to before me, this 9th DAY OF April, 2010. Notary Public MY COMMISSION EXPIRES: 2/11/13 (AFFIX SEAL)
G-RR-10-1252	

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caleb Robert Williams	Franklin Synergy Bank	
1252 Sunnymeade Drive	3001 Aspen Grove Drive, #200	
Nashville, TN 37216	Franklin, TN 37067	61-16-275.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHAYLA N. SPAULDING, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CALEB ROBERT WILLIAMS AND WIFE,* ; hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: ***KATIE WILLIAMS**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 AND THE WESTERLY 30 FEET OF LOT NO. 44 OF BLOCK "A" ON THE MAP OF THE RE-SUBDIVISION OF SUNNYMEADE AS OF RECORD IN BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE. SAID LOT NO. 43 AND PART OF LOT NO. 44 FRONT TOGETHER 80 FEET ON THE SOUTHERLY SIDE OF SUNNYMEADE AVENUE AND RUN BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF KENNEDY AVENUE, 140 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO SHAYLA N. SPAULDING, AN UNMARRIED WOMAN BY WARRANTY DEED FROM KENNETH A. RAUCH AND WIFE, CONNIE J. RAUCH, RECORDED ON THE 4TH DAY OF AUGUST, 1999 IN BOOK 11605, PAGE 103, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED IN ORDER TO CONVEY AND ALL MARITAL INTEREST HE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 974, PAGES 56 AND 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1252 Sunnymeade Drive, Nashville, Tennessee 37216
(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20100023161 DEEDWARR
Recvd: 04/20/10 08:11 2 pgs
Fees:13.00 Taxes:442.15
20100420-0029523

Witness my/our hand(s) this 9th day of April, 2010.

Shayla N. Spaulding

Shayla N. Spaulding

Eric L. Green

Eric L. Green

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shayla N. Spaulding and Eric L. Green, the within named bargainor, 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, this the 9th day of April, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903