This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20100032179 DEEDWARR
Recvd: 05/28/10 08:48 2 pgs
Fees: 13.00 Taxes: 1283.90
20100528-0041168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $347,000.00.

Affiant

Subscribed and sworn before me this the 27th day of May, 2010.

Notary Public
My commission expires: 3/18/14

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Richard D. Barnet	Franklin Synergy Bank	172-09-0-A-129
921 South Wickshire Way	3301 Aspen Grove	
Brentwood, TN 37027	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS E.GARDNER AND WIFE, TERESA D. GARDNER**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RICHARD D. BARNET**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Banbury Crossing, Section 3 of record in Plat Book 9700, page 665, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chris E. Gardner and wife, Teresa D. Gardner by Warranty Deed from The Jones Company of Tennessee, LLC of record in Instrument No. 20030807-0112680; dated 7/31/03; said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS _xx__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 921 South Wickshire Way, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of May, 2010.

Chris E.Gardner

Teresa D. Gardner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chris E.Gardner and Teresa D. Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2010.

My commission expires: 09/25/10

Notary Public

