WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$124,900.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100034833 DEEDWARR
Recvd: 06/08/10 12:51 2 pgs
Fees:13.00 Taxes:462.13
20100608-0044460

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip J. Kirk	**Franklin Synergy Bank**	
(NAME) **1509 Hayden Drive**	(NAME) **3301 Aspen Grove Drive**	**Map 72-16**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Franklin, TN 37067-2904**	**Parcel 216.00**
(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, **LORINDA A. WALDEN AND HUSBAND, CHAD R. WALDEN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP J. KIRK AND RACHEL KIRK, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 32 on the Map of part 2 of Porter Heights, of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lorinda A. Walden and Chad R. Walden, wife and husband by deed from Daniel W. Surrett, unmarried, of record as Instrument No. 20080708-0070069, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 79, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1509 Hayden Drive, 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 our hands this 30th day of May, 2010.

Lorinda A. Walden by
Lorinda A. Walden
By: Kimberly Nina McDoniel, Attorney in Fact AIF

Chad R. Walden by
Chad R. Walden
By: Kimberly Nina McDoniel, Attorney in Fact AIF

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **28th day of May, 2010**, before me personally, **Kimberly Nina McDoniel**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lorinda A. Walden and Chad R. Walden** and acknowledged that she executed the same as the free act and deed on behalf of **Lorinda A. Walden and Chad R. Walden.**

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2010.

Commission expires:



Notary Public

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
R-VRES-10-1509