File No. 210040318

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034854 DEEDWARR
Recvd: 06/08/10 13:37 2 pgs
Fees:13.00 Taxes:647.50
20100608-0044488

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
November 7, 2011

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$170,000.00~~ 175,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus L. Evans	Franklin Synergy Bank	
(NAME)	(NAME)	
2012 Rose Cliff Drive	3301 Aspen Grove Drive, Suite 200	08304004300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Property Acquisitions, Inc.**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Marcus L. Evans**, a single man, hereinafter called the grantee(s), His 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 all of Lot No. 109 on the Plan of Rosebank Park, of record in Plat Book 1835, Page 26, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to William Nahay and wife, Dorothy S. Nahay, by Deed from Richard C. Jones and wife, Beatrice M. Jones, of record in Book 3804, Page 259, dated August 19, 1964 and filed for record on August 21, 1964, Register's Office for Davidson County, Tennessee. The said William Nahay having since died on September 29, 1979 leaving Dorothy S. Nahay the sole surviving tenant by the entirety.

The said Dorothy Simpson Nahay died testate on June 2, 2009 devising subject property to William John Nahay, Jr. and Thomas Michael Nahay, as evidenced by the Last Will and Testament of Dorothy Simpson Nahay filed by Will Docket #09P-1117, in the Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Property Acquisitions, Inc. by Deed from William J. Nahay, Jr. and Thomas M. Nahay of record in Instrument 20091117-0105810, dated November 6, 2009 and filed for record on November 17, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Taxes for the year 2010 and subsequent years, a lien, not yet due and payable; (2) All matters as set forth per Plat Book 1835, Page 26, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2012 Rose Cliff 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 GRANTEE(S), His 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), His 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 28th day of May, 2010.

Property Acquisitions, Inc.

By: Gregory S. Baker, President

Gregory S. Baker, President

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory S. Baker with whom I am personally acquainted and who proved himself to be the President of Property Acquisitions, Inc., a Tennessee Corporation, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 28th day of May, 2010.

Commission expires: 6-5-12

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

File Number: 210040318

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

FOUNDATION
TITLE AND ESCROW, LLC
1725 N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122