WARRANTY DEED

G-VRE-10-5025

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2010.

Notary Public

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

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily W. Morgan	Franklin Synergy Bank	
5025 Hillsboro Pike #21M	(NAME) 3301 Aspen Grove Drive, Suite 200	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Franklin, TN 37067	131-1-D-187.00 CO
(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 MORGAN MERRILL AND WALTER MERRILL, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY W. MORGAN AND JUSTIN D. MOSES, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 21-M, GEORGETOWN CONDOMINIUM APARTMENTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 4 AND AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5211, PAGE 325, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MORGAN MERRILL AND WALTER MERRILL, WIFE AND HUSBAND BY WARRANTY DEED FROM ELIZABETH GIBSON MERRILL, UNMARRIED, RECORDED ON THE 30TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091230-0118615, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 4; BOOK 5233, PAGE 459; BOOK 5211, PAGE 325, AS AMENDED IN BOOK 5616, PAGE 133; BOOK 6079, PAGE 516; BOOK 4308, PAGE 575; BOOK 4308, PAGE 650; BOOK 7873; BOOK 859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pike #21M, Nashville, Tennessee 37215
(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:T20100037901 DEEDWARR
Recvd: 06/22/10 09:49 2 pgs
Fees:13.00 Taxes:619.75
20100622-0048592

Witness my/our hand(s) this 15th day of June, 2010.

Morgan Merrill

Walter Merrill by Morgan Merrill attorney-in-fact

Walter Merrill by Morgan Merrill, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Morgan Merrill, 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 15th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2010, before me personally appeared Morgan Merrill to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Walter Merrill, who acknowledged he/she/they executed the same as the free act and deed of the said Walter Merrill.

Witness my hand and official seal, this the 15th day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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