THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100059933 DEEDWARR
Recvd: 09/23/10 10:35 2 pgs
Fees:13.00 Taxes:1110.00
20100923-0075698

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Laura L. Duke 4020 Murphy Road Nashville, Tennessee 37209	Franklin Synergy Bank 3301 Aspen Grove Drive, Suite 200 Franklin, TN 37067	103-08-0-022.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, We, **ERIN FOWLER and husband, Del Duquette**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LAURA L. DUKE, UNMARRIED,** hereinafter called the Grantee, her heirs and assigns, all of her right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9.on the Plan of a Subdivision of Lots 9 to 14 inclusive in West End Annex as of record in Plat Book 547, page 89, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Erin Fowler, by Warranty Deed from Jeffrey E. Middleton and wife, Heather A. Middleton of record in Instrument No. 20041213-0147620, dated 11/29/2004, Register's Office for Davidson County, Tennessee.

This is improved property known as **4020 Murphy Road, Nashville, Tennessee 37209** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand September this **17th** day of **September**, **2010**:

Erin Fowler

Del Duquette

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERIN FOWLER and DEL DUQUETTE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of September, 2010:

Notary Public

My Commission Expires: 2-27-12

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2010:

Notary Public

My Commission Expires: 2-27-12

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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