BILL GARRETT, Davidson County
Trans:T20100076494 DEEDWARR
Recvd: 12/03/10 15:16 3 pgs
Fees:18.00 Taxes:1202.50
20101203-0096678

Warranty Deed

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of December, 2010. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Donald Duke Janet Lynn Thompson	Franklin Synergy Bank	Map: 083-02
1207 Chapel Ave	3301 Aspen Grove Dr., Ste. 200	Parcel 352 (Lot 2)
Nashville, TN 37206	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WADE BARNES, A MARRIED MAN, AND JONATHAN MCADAMS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM DONALD DUKE, A SINGLE MAN, AND JANET LYNN THOMPSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of J.J. Pryors Subdivision, Re-Subdivision of Lot 1, 2, and 3, of record in Instrument 201005060034371, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wade Barnes, a married man and Jonathan McAdams, a married man, by deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument 20100611-0045617, Register's Office for Davidson County, Tennessee, dated June 7, 2010.

Being part of the same property conveyed to Woodland Street Partners, LLC, by deed from Alain Christopher Keenan, a single person, of record in Instrument 20100514-0037441, Register's Office for Davidson County, Tennessee, dated May 12, 2010.

Being part of the same property conveyed to Alain Christopher Keenan, by deed from Deborah G. Harvey, unmarried, of record in Instrument 200008210082134, Register's Office for Davidson County, Tennessee, dated August 16, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1207 Chapel Ave, Nashville, TN 37206.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of December, 2010.

Wade Barnes

Wade Barnes

Jonathan McAdams

Jonathan McAdams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wade Barnes and Jonathan McAdams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of December, 2010.

J. Brandon Miller

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires: 9-9-2014

Nicole Barnes, spouse of Wade Barnes, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description (s)he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Nicole Barnes by Wade Barnes as Attorney-in-fact

Nicole Barnes by Wade Barnes as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2010, before me personally appeared Wade Barnes, 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 Nicole Barnes as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Nicole Barnes.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Kerra McAdams, spouse of Jonathan McAdams, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description (s)he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Kerra McAdams by Jonathan McAdams as attorney in fact

Kerra McAdams by Jonathan McAdams as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2010, before me personally appeared Jonathan McAdams, 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 Kerra McAdams as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Kerra McAdams.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY