BILL GARRETT, Davidson County
Trans:T20110082669 DEEDWARR
Recvd: 12/30/11 09:32 2 pgs
Fees:13.00 Taxes:758.50

20111230-0102077

WARRANTY DEED

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3910 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **December, 2011.**

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Hinckley and Regina R. Hinckley	Franklin Synergy Bank	141120C03300 CO
(NAME)	(NAME)	
108 River Court	3301 Aspen Grove Dr., Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mapco Express, Inc. (also known as MAPCO Express, Inc.)**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael L. Hinckley and wife, Regina R. Hinckley**, 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. 33 on the Plan of River Bend of record in Book 6900, Pages 504 & 505, as amended by Surveyor's Certificate of Correction of record in Book 7465, Page 833, said Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mapco Express, Inc. by Warranty Deed from Jerry R. Kirchoff and wife, Jane M. Bentz, dated September 21, 2001 and filed of record on September 27, 2001 in Instrument Number 20010927-0104748, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 108 River Court, Nashville, TN 37220

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 it does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee

simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors 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 **28th** day of **December, 2011.**

Mapco Express, Inc.

By: _____

Assaf Ginzburg, Executive Vice President

By: _____

Kent B. Thomas, General Counsel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Assaf Ginzburg and Kent B. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Executive Vice President and General Counsel, and is authorized to execute the instrument on behalf of Mapco Express, Inc., the within named bargainor, and that they as such Executive Vice President and General Counsel, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Executive Vice President and General Counsel.

Witness my hand and seal this 28th day of December, 2011.

_____
Notary Public

My Commission Expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY