WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120016717 DEEDWARR
Recvd: 03/07/12 09:02 2 pgs
Fees:13.00 Taxes:730.75
20120307-0019866

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $97,500.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 2012

Notary Public
My Commission expires: 12-10-2012
(Affix Seal)

LAURA A. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Steven Moakler	Franklin Synergy Bank	083-10-0-031.00
421 Rudolph Avenue	3301 Aspen Grove	
Nashville, TN 37206	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jeremy Kelton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Steven Thomas Moakler, unmarried,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 220 and 221 on the plan of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lots adjoin and front together 60 feet on the easterly side of Rudolph Street and run back between parallel lines 128 feet to an alley.

Being the same property conveyed to Jeremy Kelton, from Thomas R. Merrill, Kenneth Merrill, Rebecca Morgan and Michael Merrill, by deed on June 7, 2011, of record in Instrument Number 20110609-0044383, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 133, Register's Office Davidson County, Tennessee.

This is improved property known as: **421 Rudolph Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 28, 2012.

Jeremy Kelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jeremy Kelton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 28, 2012

My commission expires 7/9/15

Notary Public

