BILL GARRETT, Davidson County
Trans:T20120029713 DEEDWARR
Recvd: 04/24/12 08:37 2 pgs
Fees:13.00 Taxes:395.90
20120424-0034795

WARRANTY DEED

G-FSB-12-1301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC 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
Kathryn L. Horn	Franklin Synergy Bank	
1213 Lipscomb Drive	3301 Aspen Grove Drive, Suite 200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	72-14-314.00
(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 AMY GLEAVES, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRYN L. HORN, UNMARRIED, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 29 AND THE WEST (1/2) OF LOT NO. 28 OF BLOCK A ON THE MAP OF SUBDIVISION OF BELLE FORREST (ERRONEOUSLY REFERENCED IN CURRENT DEED OF RECORD AS FOREST) NO. 2 OF RECORD IN BOOK 843, PAGE 94, SAID REGISTER'S OFFICE. SAID LOT NO. 29 AND THE WEST (1/2) OF LOT NO. 28 ADJOIN AND FRONT TOGETHER 60.5 FEET ON THE NORTH SIDE OF CHESTERFIELD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 132 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO AMY GLEAVES BY SPECIAL/LIMITED WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR TBW MORTGAGE-BACKED TRUST SERIES 2006-5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-5, RECORDED ON THE 23RD DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110823-0065286, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 843, PAGE(S) 94, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1301 Chester Avenue, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 17th day of April, 2012.

Amy Gleaves

Amy Gleaves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Gleaves, 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 17th day of April, 2012.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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