Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120031724 DEEDWARR
Recvd: 05/01/12 11:38 2 pgs
Fees:13.00 Taxes:1228.40
20120501-0037154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $332,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2012.

Notary Public

My commission expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee
Notary Public
Davidson County

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:
Brian Nugent Victoria Nugent	Franklin Synergy Bank	
1211 Chapel Ave.	3301 Aspen Grove Dr., Ste 200	83-02-247
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, **LYNNE BOWERS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN NUGENT AND VICTORIA NUGENT, HUSBAND AND WIFE**, 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. 11 on the Map of James J. Pryor's Heirs Plan of Lots as of record in Book 843, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynne Bowers, unmarried by deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20110812-0062472, Register's Office for Davidson County, Tennessee, dated August 11, 2011.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by deed from Nancy Stratton and husband, Samuel A. Stratton of record in Instrument Number 20110729-0058403, Register's Office for Davidson County, Tennessee, dated July 28, 2011.

Being the same property conveyed to Nancy Stratton and husband, Samuel A. Stratton by deed from Don Talley and wife, Patricia Talley of record in Book 10125, page 223, Register's Office for Davidson County, Tennessee, dated July 15, 1996.

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 1211 Chapel Ave., Nashville, TN 37206, AKA 1506 McKennie 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 30th day of April, 2012.

Lynne Bowers

Lynne Bowers

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 Lynne Bowers, 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 30th day of April, 2012.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

