BILL GARRETT, Davidson County
Trans:T20120034709 DEEDWARR
Recvd: 05/10/12 14:13 2 pgs
Fees:13.00 Taxes:1198.80
20120510-0040703

WARRANTY DEED

SR12-1402

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory G. Fletcher	Franklin Synergy Bank (NAME)	
1402 Franklin Avenue (ADDRESS)	3301 Aspen Grove Dr. #200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	83-05-371

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 KIMBERLY K. EWELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY G. FLETCHER AND CAROLYN M. FLETCHER, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 4 and 5 of Block 1 on the corrected Plan of T.P. Weakley's Subdivision, of record in Book 421, page 50, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of North 14th Street at the northwest corner of the property conveyed to Robert Lane Lovelace, et ux, by deed of record in Book 1285, page 151, Register's Office for Davidson County, Tennessee, said point being 72.0 feet South of the South margin of Seymore Avenue, formerly Franklin Avenue; thence along Lovelace's North line, eastwardly 111.0 feet to a point on the West line of the property conveyed to Bertha Zeitlin Reiser, by deed of record in Book 1031, page 229, Register' s Office for said county, thence along Reiser's westerly line, northwardly 69.5 feet, more or less. to the South margin of Seymore Avenue; thence with the margin of same, westwardly 97.2 feet to the soutthest intersection of the same with North 14th Street; thence with the margin of North 14th Street, southwardly 72.0 feet to the point of beginning.

Being the same property conveyed to Kim Ewell, unmarried by deed from James D. Amundsen, married and Randy Haley, married of record in Instrument 20081105-0110233, Register's Office for Davidson County, Tennessee, dated October 27, 2008.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1402 Franklin 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 4th day of May, 2012.

Kimberly K. Ewell

STATE OF Tennessee
COUNTY OF Davidson

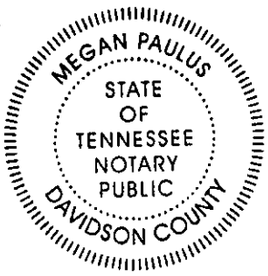
On this the 4th day of May, 2012, before me personally appeared Kimberly K. Ewell, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of May, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959