| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 12050984** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of June, 2012.<br><br>Notary Public<br>My Commission Expires: 01/07/2013 |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120045442 DEEDWARR
Recvd: 06/20/12 10:10 2 pgs
Fees:13.00 Taxes:1221.00
20120620-0053937

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Neal H. Gately<br>1404 Greenwood Avenue<br>Nashville TN 37206 | Franklin Synergy Bank<br>3301 Aspen Grove Drive #200<br>Franklin, TN 37067 | Tax Parcel ID No. |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James E. Cary and William J. Cary, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neal H. Gately, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 35, PLAN OF SHARPE AND HORNS SUBDIVISION OF ELWOOD PLACE, as shown on plat of record in Plat Book 332, Page 118, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Substitute Trustee's Deed from Amy Smith as Substitute Trustee to James E. Cary and William J. Cary as recorded on the 3rd day of August, 2007 in Instrument No. 20070803-0092575 and Warranty Deed from Phil Speer to Benny H. McDaniel and wife, Fronita McDaniel as recorded on the 6th day of July, 2006 in Instrument No. 20060706-0081009, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SHARPE AND HORNS SUBDIVISION OF ELWOOD PLACE, as recorded in Plat Book 332, Page(s) 118.

This is improved property located at 1404 Greenwood Avenue Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of June, 2012.

James E. Cary

William J. Cary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James E. Cary and William J. Cary, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014