WARRANTY DEED

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R-VRES-12-6618

JAMES A. HAECH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Brad Farley
Affiant

Subscribed and sworn to before me this 22nd DAY OF June, 2012.

Notary Public

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

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
Stephen P. Francescon, Jr.	FRANKLIN SYNERGY BK	
6618 Wilhugh Place (ADDRESS)	(NAME) 3301 Aspen Grove #200 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	FRANKLIN, TN 37067 (CITY) (STATE) (ZIP)	102-08-067.00

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, I/we NYDIA ELIZABETH PARKS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN P. FRANCESCON, JR., 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 LOT NO. 89 ON THE PLAN OF HORTON HEIGHTS, SECTION V, OF RECORD IN PLAT BOOK 1835, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NYDIA ELIZABETH PARKS, UNMARRIED BY DEED FROM ROBERTA EVETTE MELIZA, UNMARRIED OF RECORD IN INSTRUMENT NO. 20040701-0078430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 29, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1835, PAGE 130; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6618 Wilhugh Place, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans:T20120049131 DEEDWARR
Recvd: 07/03/12 13:33 2 pgs
Fees:13.00 Taxes:610.50
20120703-0058587

Witness my/our hand(s) this 22nd day of June, 2012.

Nydia Elizabeth Parks by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of June, 2012, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nydia Elizabeth Parks and who acknowledged he/she/they executed the same as the free act and deed of the said Nydia Elizabeth Parks.

Witness my hand and official seal, this the 22nd day of June, 2012.

Notary Public

My Commission Expires: 5-20-14

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