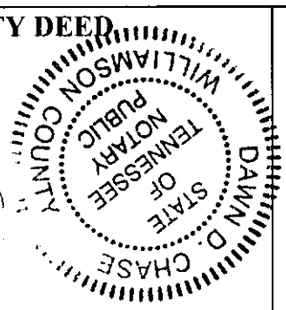
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20120067751 DEEDWARR
Recvd: 09/10/12 13:36 2 pgs
Fees: 13.00 Taxes: 1024.90

20120910-0081920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Keller	Franklin Synergy Bank	
(NAME)	(NAME)	16004012900
5308 Brentview Hills Court	3301 Aspen Grove Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID SAYE KIXMILLER AND WIFE, MICHELLE LEE KIXMILLER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER L. KELLER, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, HER 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 18, SECTION 5, BRENTVIEW HILLS, as shown on plat of record in Plat Book 3842, Page 260, 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 to David Saye Kixmiller, unmarried by Warranty Deed from James E. McKennon, individually and as Executor of the Estate of Ray E. McKennon, deceased and Gene McKennon, as Co-Executor of the Estate of Ray E. McKennon, deceased, recorded on the 24th day of September, 2009 in Instrument No. 20090924-0088968, in the Register's Office of Davidson County, Tennessee. David Saye Kixmiller having married Michelle Lee Kixmiller and she joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest marital or otherwise in and to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 5308 Brentview Hills Court, Nashville, TN 37220

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27th day of August, 2012.

David Saye Kixmiller

Michelle Lee Kixmiller

STATE OF TENNESSEE

COUNTY OF Davidson

Persónally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Saye Kixmiller and Michelle Lee Kixmiller, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013

Notary Public