WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130032418 DEEDWARR
Recvd: 04/19/13 13:19 2 pgs
Fees:13.00 Taxes:1424.50
20130419-0039223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:
6.26.16 (AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis G. Johnson, Jr.	Franklin Synergy Bank	Map 116-3
(NAME) 156 Woodmont Boulevard	(NAME) 3301 Aspen Grove Dr.	Parcel 129
(ADDRESS) Nashville, TN 37205	(ADDRESS) Ste 200; Franklin TN 37069	
(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, **CHRIS R. FULLER AND JULIE E. FULLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CURTIS G. JOHNSON, JR. AND GRACE R. JOHNSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 the southeasterly one-half of Lot No. 103 and the northwesterly 25 feet of Lot No. 104, on the Map of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for Davidson County, Tennessee.

Said part of said Lot Nos. adjoin and front together 75 feet on the northeasterly margin of Woodmont Boulevard and extends back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Chris R. Fuller and wife, Julie E. Fuller, by deed from Jeffrey Langdon and wife, Kelly Langdon, of record in Instrument No. 20040415-0042345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 421, page 100, said Register's Office; (c) restrictive covenants of record in Instrument No. 20061011-0126444, said Register's Office; and (d) easement of record in Book 3932, page 879, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 156 Woodmont Boulevard, Nashville, Tennessee 37205
(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 our hands this 18th day of April, 2013.

Chris R. Fuller

Julie E. Fuller
by Chris R. Fuller
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris R. Fuller , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2013, before me personally appeared Chris R. Fuller, to me known to be the person who executed the foregoing instrument on behalf of Julie E. Fuller and acknowledged that he executed the same as the free act and deed of Julie E. Fuller.

Witness my hand and official seal at Nashville, Tennessee this 18th day of April, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015