WARRANTY DEED

Return TO:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

G# 24926-2

The actual consideration or value, whichever is greater, for this transfer is **$294,900.00.**

Affiant

Subscribed and sworn to before me, this 19th day of April, 2013.

Notary Public

My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth H. Troope	**Franklin Synergy Bank**	**072150C00200CO**
1703 A Porter Road	**3301 Aspen Grove Dr. # 200**	
Nashville, TN 37206	**Franklin, TN 37067**	

BILL GARRETT, Davidson County
Trans:T20130033941 DEEDWARR
Recvd: 04/25/13 10:06 2 pgs
Fees:13.00 Taxes:1091.13
20130425-0041060

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hostettler Realty, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Kenneth H. Troope, single man

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. A on the Plan of 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions and By-Laws for 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of record, shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING part of the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company, by Deed dated January 27, 2012, from James S. McLean and Elizabeth A. McLean, of record in Instrument No. 20120131-0008525, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "A" to the Declarations of Covenants, Conditions and Restrictions, of record as shown in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee;

3) All matters as shown on the Plan of record in Plat Book 332, Page 118, said Register's Office;

4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4121, Page 439, said Register's Office; and,

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: 1703 A Porter Road, Nashville, TN 37206.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 19th day of April, 2013.

Hostettler Realty, LLC, a Tennessee limited liability company

By: Kristin Hostettler Auth Agent
Kristin Hostettler, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kristin Hostettler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Hostettler Realty, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kristin Hostettler** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **19th** day of **April, 2013.**

Katherine Goodson
Notary Public

My Commission Expires: May 5, 2015

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY