G#24707-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040117 DEEDWARR
Recvd: 05/14/13 11:49 2 pgs
Fees:13.00 Taxes:888.00
20130514-0048496

B-JG-13-4605

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2013.

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Andrew J. Shrewsbury	Franklin Synergy Bank	
4605 B Illinois Ave	3301 Aspen Grove Dr, Ste 200	
Nashville, TN 37209	Franklin, TN 37067	091-12-0-316.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 WEST NASHVILLE DEVELOPMENT CO., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW J. SHREWSBURY, single man, 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 LOTS NO. 510 OF BLOCK NO. 85, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 75, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WEST NASHVILLE DEVELOPMENT CO., LLC BY DEED FROM DALE AVENUE, LLC OF RECORD AT INSTRUMENT NO. 20121113-0104007, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 7, 2012 AND RECORDED ON NOVEMBER 13, 2012.

BEING PART THE SAME PROPERTY CONVEYED TO DALE AVENUE, LLC, BY QUITCLAIM DEED FROM DALE AVENUE, LLC OF RECORD IN INSTRUMENT 20120905-0079994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 29, 2012, RECORDED SEPTEMBER 5, 2012.

BEING THE SAME PROPERTY CONVEYED TO DALE AVENUE LLC BY DEED FROM HAROLD D. MOORE AND WIFE, NANCY N. MOORE OF RECORD IN INSTRUMENT 20120829-0078188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 28, 2012, RECORDED AUGUST 29, 2012.

BEING THE SAME PROPERTY CONVEYED TO HAROLD D. MOORE AND WIFE, NANCY N. MOORE BY DEED FROM THELMA LEONA GADDES, A WIDOW OF RECORD IN INSTRUMENT 200208220101505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 21, 2002, RECORDED AUGUST 22, 2002.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 75, 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 4605 B Illinois Ave, 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.

Witness my/our hand(s) this 10th day of May, 2013.

West Nashville Development Co., LLC

By: _____
Jeff Gaw, Member

By: _____
Michael Kenner, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of May, 2013, before me personally appeared Jeff Gaw and Michael Kenner, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of West Nashville Development Co., LLC, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of May, 2013.

_____
Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903