BILL GARRETT, Davidson County
Trans: T20130065027 DEEDWARR
Recvd: 07/30/13 13:12 2 pgs
Fees: 13.00 Taxes: 1961.00
20130730-0079200

WARRANTY DEED

R-VRES-13-3302

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY 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
Michael Beauchamp	Franklin Synergy Bank	
3302 Nevada Avenue	(NAME) 3301 Aspen Grove Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	092-13-0-362.00
(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, we TROY D. HEITHCOCK AND WIFE, MARGARET F. HEITHCOCK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL BEAUCHAMP, A SINGLE MAN, AND DENNIS BEAUCHAMP, A 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: Tenants in Common with Right of Survivorship

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 97 AND THE EASTERLY 15 FEET OF LOT 98, AS SHOWN ON THE MAP OF HORTENSE PLACE OF RECORD IN PLAT BOOK 161, PAGE 167, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 97 AND PART OF LOT 98 FRONT TOGETHER 64 1/2 FEET ON THE NORTHERLY SIDE OF NEVADA AVENUE AND RUN BACK BETWEEN LINES 150 FEET TO AN ALLEY MEASURING 65 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TROY D. HEITHCOCK AND WIFE, MARGARET F. HEITHCOCK BY DEED FROM HEITHCOCK CONSTRUCTION, LLC OF RECORD AT INSTRUMENT NO. 20121128-0109085, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 21, 2012 AND RECORDED ON NOVEMBER 28, 2012.

BEING THE SAME PROPERTY CONVEYED TO HEITHCOCK CONSTRUCTION, LLC BY DEED FROM BANK OF TENNESSEE, A TENNESSEE BANKING CORPORATION OF RECORD AT INSTRUMENT NO. 20111206-0095222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 30, 2011 AND RECORDED ON DECEMBER 6, 2011.

BEING THE SAME PROPERTY CONVEYED TO ACTION CONSTRUCTION OF TN, INC. BY DEED FROM WILLIAM P. EDENS, UNMARRIED OF RECORD IN INSTRUMENT NO. 20041027-0129439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 26, 2004. FURTHER BEING THE SAME PROPERTY CONVEYED TO BANK OF TENNESSEE BY SUBSTITUTE TRUSTEE'S DEED FROM AMY L. WOOD, AS SUCCESSOR TRUSTEE OF RECORD IN INSTRUMENT NO. 20110810-0061679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 8, 2011.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 161, PAGE 167.

unimproved ( )
This is improved (X) property, known as 3302 Nevada Avenue, 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 26th day of July, 2013.

Troy D. Heithcock and wife, Margaret F. Heithcock

BY: _____

Margaret F. Heithcock

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Troy D. Heithcock Margaret F. Heithcock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of July, 2013.

_____
Notary Public

My Commission Expires: 5-20-14

(SEAL)

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