(1)

BILL GARRETT, Davidson County
Trans:T20130072300 DEEDWARR
Recvd: 08/21/13 12:49 2 pgs
Fees:13.00 Taxes:554.63
20130821-0088213

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1473

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chris Wright 2504 Solon Drive Nashville, TN 37206	Franklin Synergy Bank 3301 Aspen Grove Drive Suite 200 Franklin, TN 37067	83-4-60.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $149,900.00

Affiant

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

Notary Public

My Commission Expires: 03-07-17
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Emily Fronheiser N/K/A Emily Gwaltney, an unmarried woman ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Chris Wright, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plat showing a Resubdivision of Lot 52 on the Plan of Rosebank Park, as of record in Book 3106, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Emily Fronheiser, an unmarried woman by Quitclaim Deed from Neil Fronheiser, an unmarried man and Emily Fronheiser, an unmarried woman, dated May 6, 2013, recorded May 13, 20133, of record in Instrument No. 20130513-0047864, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Emily Fronheiser, with a right of survivorship by Quitclaim Deed from Neil Fronheiser, dated April 4, 2013, recorded April 4, 2013, of record in Instrument No. 20130404-0033182, said Register's Office, and further being the same property conveyed to Neil Fronheiser and wife, Emily Fronheiser by Warranty Deed dated April 16, 2007, recorded April 18, 2007, of record in Instrument No. 20070418-0046325, said Register's Office.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **2504 Solon Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **August, 2013.**

GRANTOR(S)

Emily Fronheiser N/K/A Emily Gwaltney

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Emily Fronheiser N/K/A Emily Gwaltney to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **19th** day of **August, 2013.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON