THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans: T20130106335 DEEDWARR
Recvd: 12/23/13 09:24 2 pgs
Fees: 13.00 Taxes: 453.99
20131223-0129013

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,700.00.

William H. Likins, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1.9.16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Likins, Jr.	Franklin Synergy Bank	MAP 91-10
5605 Leslie Avenue	3301 Aspen Grove Drive	PARCEL 168.00
Nashville, TN 37209	Franklin, TN 37067	
(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, **Jeff Estepp, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H. Likins, Jr., a single man**

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 a portion of Lot Nos. 41 and 42 on the Map B. F. Cockrills Farm Subdivision, of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Leslie Avenue, 316 feet east of the point in the center line of Leslie Avenue which intersects with the westerly margin of the said Lot 41, being the northeast corner of the Lot conveyed to Ruth E. Watts in Book 2272, Page 365, said Register's Office; thence with the center line of Leslie Avenue, eastwardly 50 feet to a point; thence southwardly and parallel with the easterly line of Watts' lot, 165 feet to the northerly margin of an alley; thence westwardly and with the northerly margin of said alley 50 feet to the southeast corner of the Watts lot; thence northwardly with the easterly line of the Watts lot, 165 feet to the point of beginning.

INCLUDED in the above description but EXCLUDED from the conveyance made herein is that portion of the above described property conveyed to the State of Tennessee by Warranty Deed recorded in Instrument No. 20010731-0080820, said Register's Office, to which Deed reference is hereby made for more complete description of the excluded tract.

Being the same property conveyed to Jeff Estepp, LLC by Quitclaim Deed from Jeff C. Estepp, of record at Instrument No. 20130607-0057935, Register's Office for Davidson County, Tennessee, dated June 6, 2013 and recorded on June 7, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5605 Leslie Avenue, Nashville, TN 37209.**

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 my hand this the 18th day of December, 2013.

Jeff Estepp, LLC

BY: _____
Jeff Estepp, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jeff Estepp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **Jeff Estepp, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 18th day of December, 2013.

My Commission expires 1/4/16

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN