# WARRANTY DEED

B-FSBO-13-1920

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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 |
|---|---|---|
| Scott Allen Collier | Franklin Synergy Bank | |
| 1920 Dahlia Drive | (NAME) 3301 Aspen Grove | |
| (ADDRESS) Nashville, TN 37210 | (ADDRESS) Franklin, TN 37067 | 094-08-0 020.00 |
| (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 JOHN PAUL TAYLOR, UNMARRIED AND COURTNEY BROOKE FARMER SCARAMUZZINO, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT ALLEN COLLIER, UNMARRIED, 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 LOT NO. 40, ON THE PLAN OF DAHLIA GARDENS, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 2663, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN PAUL TAYLOR BY WARRANTY DEED FROM NANCY ELAINE ANDREWS FLINT, NOW BEING NANCY ELAINE FLINT KAYLOR AND HUSBAND, THOMAS C. KAYLOR, DATED 07/05/2000 AND FILED FOR RECORD ON 07/07/2000 IN INSTRUMENT 200007070067514, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN PAUL TAYLOR AND COURTNEY BROOKE FARMER BY QUITCLAIM DEED FROM JOHN PAUL TAYLOR, DATED 09/23/2002 AND FILED FOR RECORD ON 09/24/2002 IN INSTRUMENT 200209240116531, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. COURTNEY BROOKE FARMER, HAVING SINCE MARRIED IS NOW KNOWN AS COURTNEY BROOKE FARMER SCARAMUZZINO. SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY MARITAL RESIDENCE OF COURTNEY BROOKE FARMER SCARAMUZZINO.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 2663, PAGE 93, 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 1920 Dahlia Drive, Nashville, Tennessee 37210
(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.

BILL GARRETT, Davidson County
Trans:T20130106462 DEEDWARR
Recvd: 12/23/13 11:55 2 pgs
Fees:13.00 Taxes:444.00
20131223-0129260

Witness my/our hand(s) this 17th day of December, 2013.

John Paul Taylor

Courtney Brooke Farmer Scaramuzzino
by John Paul Taylor, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN PAUL TAYLOR, 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 17th day of December, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN PAUL TAYLOR to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COURTNEY BROOKE FARMER SCARAMUZZINO and who acknowledged he/she/they executed the same as the free act and deed of the said COURTNEY BROOKE FARMER SCARAMUZZINO.

Witness my hand and official seal, this the 17th day of December, 2013.

Notary Public
My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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