BILL GARRETT, Davidson County
Trans: T20140001526 DEEDWARR
Recvd: 01/08/14 10:33 2 pgs
Fees: 13.00 Taxes: 1439.67
20140108-0002003

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

R-VRES-13-0407

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,100.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(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
Jeremy Wilkinson	Franklin Synergy Bank (NAME)	
407 Buchanan St.	3301 Aspen Grove Dr Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin, TN 37067	081-08-0-474.00
(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 PRIME NASHVILLE, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY WILKINSON AND MELISSA WILKINSON, HUSBAND AND WIFE, 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 PART OF LOT NO. 71 AND 72 ON THE PLAN OF D.T. MCGAVOCK ADDITION OF RECORD IN PLAT BOOK 21, PAGE 7, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PARTS OF LOTS NOS. 71 AND 72 FRONTS 32.7 FEET ON THE SOUTHERLY SIDE OF BUCHANAN STREET, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE NORTHWEST CORNER OF SAID LOT NO. 72, THENCE WITH THE SOUTHERLY MARGIN OF SAID BUCHANAN STREET, EASTERLY 32.7 FEET; THENCE AT RIGHT ANGLES WITH SAID BUCHANAN STREET, SOUTHERLY 112 1/2 FEET THENCE WESTERLY 31 1/2 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY NORTHERLY 112 1/2 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PRIME NASHVILLE, LLC BY QUITCLAIM DEED FROM JARRED MCNEAL OF RECORD AT INSTRUMENT NO. 20130904-0093113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 20, 2013 AND RECORDED ON SEPTEMBER 04, 2013.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 7, 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 407 Buchanan St., Nashville, Tennessee 37208
(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 6th day of January, 2014.

Prime Nashville, LLC

BY: _____
Jarred McNeal, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JARRED McNEAL, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MEMBER of Prime Nashville, LLC, the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of January, 2014.

_____
Notary Public
My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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