BILL GARRETT, Davidson County
Trans:T20140013389 DEEDWARR
Recvd: 02/26/14 11:35 2 pgs
Fees:13.00 Taxes:514.30
20140226-0016421

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $139,000.00 (One Hundred Thirty Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of February, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXP. 8-17-15

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
David Barasch 549 Maplewood Lane Nashville, TN 37216	Franklin Synergy Bank 3301 Aspen Grove Drive, Suite 200 Franklin, Tennessee 37067	06106015100

WARRANTY DEED

FOR AND IN 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, I/WE, **JEFFREY M. GRISSIM EXECUTOR OF ESTATE OF RONALD BERNARD CHAPMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DAVID BARASCH,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 13 on the Plan of GraMar Acres, Section 14, as of record in Book 4300, Page 53, said Register's Office, as follows:
Said Lot No. 13 fronts 100 feet on the northerly margin of Maplewood Lane and extends back on the westerly margin 222.7 feet and 221.9 feet on the easterly margin to a dead line in the rear which measures 100 feet thereon.
Being the same property conveyed to Ronald B. Chapman, unmarried by deed from H. Ronald Elrod and wife, Sharon Elrod of record in Book 4994, Page 118.
Ronald B. Chapman a/k/a Ronald Bernard Chapman having died testate and The Last Will and Testament of Ronald Bernard Chapman, deceased, of record in file 08P992, Probate Clerk's Office for Davidson County, Tennessee. Court Order heard on Friday, February 14, 2014 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division authorized Jeffrey M. Grissim in his capacity as the Executor is authorized to execute this deed to convey the said property 549 Maplewood Lane, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **549 MAPLEWOOD LANE** **NASHVILLE,TN37216**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number:

GTE File: 2014

WITNESS, this 20th day of February, 2014

ESTATE OF RONALD BERNARD CHAPMAN

BY: _____ Executor

JEFFREY M. GRISSIM, EXECUTOR OF ESTATE OF RONALD BERNARD CHAPMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of February, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Grissim**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Executor** of **Estate of Ronald Bernard Chapman**, the within named bargainor, a **Executor**, and that as such being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Executor, by the said **Jeffrey M. Grissim** as such **Executor** .

Witness my hand and official seal on this the 20th day of February, 2014.

_____
Notary Public

Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

LTSR Number:

GTE File: 2014