WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 101288-19553

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2672 N Mt. Juliet Road, Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa M. Irby	~~Franklin Synergy Bank~~ New owner	11506009400
(NAME)	(NAME)	
609 Clematis Dr	~~3301 Aspen Grove Rd, Ste 106~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	~~Franklin, TN 37067~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Karlos Anne Thomas, Successor Trustee, of the Thomas Joint Revocable Living Trust U/A/D 3/27/2002**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa M. Irby, and Braxton R. Irby, Jr., both unmarried**, 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 Lot No. 12, on the Plan of West Meade Estates, Section 6, as of record in Book 3300, page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 110 feet on the westerly side of Clematis Drive and extends back 414.3 feet on the northerly line and 451.53 feet on the southerly line, which is a broken line, to a dead line, measuring 132.2 feet thereon.

BEING the same property conveyed to Robert D. Thomas and wife, Nancy B. Thomas by deed dated February 11, 1065 from Metropolitan Land Corporation and filed of record in Book 3860, page 358, said Register's Office for Davidson County, Tennessee.

FURTHER being the same property conveyed to Robert Dudley Thomas and wife, Nancy B. Thomas, Trustees of the Thomas Joint Revocable Living Trust Agreement U/A/D March 27, 2002 by Quit Claim Deed from Robert D. Thomas and Nancy B. Thomas, Individually and filed of record in Instrument Number 20020328-0038367, Register's Office for Davidson County, Tennessee. The said Robert D. Thomas and Nancy B. Thomas having since died, with Karlos Anne Thomas being appointed as Successor Trustee pursuant to the terms of the Trust.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20140018422 DEEDWARR
Recvd: 03/19/14 11:52 2 pgs
Fees:13.00 Taxes:1554.00
20140319-0022704

unimproved ☐
This is improved ☒ property, known as 609 Clematis Dr, Nashville, TN 37205

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, has 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 our hands this **17th** day of **March, 2014**

Thomas Joint Revocable Living Trust U/A/D 3/27/2002

Karlos Anne Thomas Successor Trustee

Karlos Anne Thomas, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Karlos Anne Thomas,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Successor Trustee** of **The Karlos Anne Thomas, Successor Trustee, of the Thomas Joint Revocable Living Trust U/A/D 3/27/2002** the within named bargainor, a **Trust**, and that she as such **Successor Trustee**, as duly authorized, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by herself as **Successor Trustee**.

Witness my hand and official seal, this **17th** day of **March, 2014**

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY