(1)

BILL GARRETT, Davidson County
Trans:T20140021793 DEEDWARR
Recvd: 04/01/14 13:10 2 pgs
Fees:13.00 Taxes:462.50
20140401-0026891

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2014

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia V. Esposito	Franklin Synergy Bank	150-03
(NAME)	(NAME)	(MAP)
2916 High Rigger Drive	3301 Aspen Grove Drive Suite 200	10.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mary A. Seaman, married, (formerly known as Mary A. Green), hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Cynthia V. Esposito, single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section Two Harbour Town Village of record in Plat Book 4675, Pages 146 and 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas A. Granato and wife, Mary A. Granato by Deed from Patricia Dundee, unmarried of record in Book 11509, page 596, Register's Office for Davidson County, Tennessee, dated June 01, 1999 and recorded on June 03, 1999. (Value or consideration shown in aforementioned deed $105,000.00.)

Mary Ambrose Granato and Nicholas Anthony Granato having since Divorced in The Fourth Circuit Court for Davidson County, Tennessee at Nashville, Tn. Final Decree Docket No. 02D-2673.

Being the same property conveyed to Mary A. Granato by Deed from Nicholas A. Granato of record in Instrument No. 20021217-0155265 Register's Office for Davidson County, Tennessee, dated December 09, 2002 and recorded on December 17, 2002. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Mary A. Green and Robert L. Green, wife and husband, by deed from Mary A Granato, n/k/a Mary A. Green and Robert L. Green, her husband of record in Instrument No. 20090305-0019981 Register's Office for Davidson County, Tennessee, dated February 04, 2009 and recorded on March 05, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Robert Lynn Green having since died on August 23, 2011. Affidavit of Heirship of record in Instrument No. 20110927-0074600.

Being also known as 2916 High Rigger Drive Nashville, TN 37217.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2916 High Rigger Drive, Nashville, Tennessee 37217

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/our hand(s) this 28th day of March, 2014.

Mary A. Seaman
(formerly Mary A. Green)

James Edward Seaman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary A. Seaman and James Edward Seaman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of March, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/10/2015