WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030218 DEEDWARR
Recvd: 05/02/14 10:39 2 pgs
Fees:13.00 Taxes:2543.75

20140502-0037258

R-VRES-14-1124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric C. Hermanson and Karen M. Hermanson	**Franklin Synergy Bank**	
(NAME) **1124 Granny White Ct**	(NAME) **722 Columbia Ave**	**131-08-0F-007.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Franklin, TN 37064**	
(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 **DAVID G. MCCOLLUM AND HEATHER MCCOLLUM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC C. HERMANSON AND KAREN M. HERMANSON, 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 Unit 3-A, HARDING HEIGHTS, a planned unit development, as established under Master Deed of record in Instrument No. 20040521-0059693, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David G. McCollum and wife, Heather McCollum by deed from Nashville Property Managers, LLP, a Tennessee limited liability partnership, having been known as Nashville Property Management, LLP, a Tennessee limited liability partnership of record in Instrument No. 20060106-0002290 Register's Office for Davidson County, Tennessee, dated December 28, 2005 and recorded on January 6, 2006.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record as Instrument Number 20040812-0097468, Register's Office of Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20040521-0059693, as amended in Instrument No. 20060808-0097413, Instrument No. 20040721-0087181, Instrument No. 20050504-0050176, Instrument No. 2051108-0135294, Instrument No. 20101119-0092636, Instrument No. 20120802-0068566 and Instrument No. 20120801-0067859, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 4300, Page 95, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4593, Page 936, in the Register's Office for Davidson County, Tennessee.
- Agreements of record in Book 4511, Page 542, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1124 Granny White Ct, Nashville, Tennessee 37204**.

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 the 30th DAY OF APRIL, 2014.

David G. McCollum

Heather McCollum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID G. MCCOLLUM, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER MCCOLLUM, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212