WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,750.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2014 Notary Public MY COMMISSION EXPIRES: 8/29/2014 (AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blaine A Kerr	Franklin Synergy Bank	180 04 0A 168.00CO
(NAME)	(NAME)	
2348 Forest Lake Dr	3301 Aspen Grove Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **Read Talley and Rae Danielle Talley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Blaine A Kerr, single man**, 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, TN being described as:

Being Lot No.93 on the plan of Highland Creek, Section Five of record in Instrument Number 20040915-0111296, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Read Talley and husband, Rae Danielle Talley by Warranty Deed from Stacy L. Maciuk and husband James Maciuk, dated April 13, 2012 and filed in Instrument Number 20120502-0037646, Register's Office of Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☐ property, known as 2348 Forest Lake Dr, Nashville, TN 37211

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,

BILL GARRETT, Davidson County
Trans:T20140031476 DEEDWARR
Recvd: 05/07/14 10:27 2 pgs
Fees:13.00 Taxes:1234.88
20140507-0038894

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 **5th** day of **May, 2014**

Read Talley

Rae Danielle Talley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Read Talley and Rae Danielle Talley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **May, 2014**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY OF