BILL GARRETT, Davidson County
Trans:T20140032767 DEEDWARR
Recvd: 05/12/14 13:53 2 pgs
Fees:13.00 Taxes:795.50
20140512-0040509

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

L. DYKE TA... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: ALW-14-1005

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tina B. Mullins and Gary L. Johnson | **Franklin Synergy Bank** | 126-16-A-356.00 CO |
| (NAME) 1005 Riverspring Drive | (NAME) **3300 Aspen Grove Drive, Suite 200** | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) **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 considerations, the receipt of which is hereby acknowledged, I/WE, **BRET D. ALVIS AND WIFE, ANN E. KELLERMAN NOW KNOWN AS ANNIE KELLERMAN ALVIS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TINA B. MULLINS AND GARY L. JOHNSON, JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 Lot No. 493, RIVER WALK, PHASE 2B, as shown on plat of record in Instrument No. 20041020-0126319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bret D. Alvis, unmarried and Ann E. Kellerman, unmarried, as tenants in common with right of survivorship by Warranty Deed from Micah Bell and wife, Meredith Bell, dated 05/22/2009, recorded 05/26/2009, in Instrument No. 20090526-0047735, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1005 Riverspring Drive, Nashville, TN 37221
(House Number) (Street) (City or Town) (Postal Zip)

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 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 2nd of May, 2014.

Bret D. Alvis

Annie Kellerman Alvis

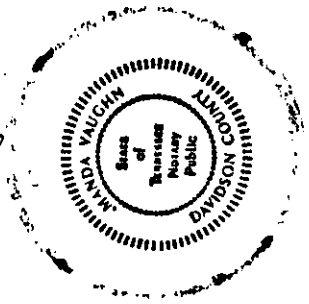
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bret D. Alvis and Annie Kellerman Alvis, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of May, 2014.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016

(SEAL)




**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**