WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Affiant

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

Y-FS-14-8173

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)
Brandon D. Styll and Jennifer L. Styll	**Franklin Synergy Bank**	
(NAME) **8173 Settlers Way**	(NAME) **3301 Aspen Grove Drive, Ste. 200**	**126-15-0A-169.00-CO**
(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 hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KATHLYN THORESON AND DAVID N. THORESON, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON D. STYLL AND JENNIFER L. STYLL, 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 Lot No. 135 on the Plan of Section Three, Boone Trace at Biltmore of record in Plat Book 9700, Page (s) 758 and 759, 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 Kathlyn Thoreson and David N. Thoreson, wife and husband by deed from Matthew L. Bilodeau and wife Tracy R. Bilodeau of record in Instrument No. 20090619-0057395 Register's Office for Davidson County, Tennessee, dated June 18, 2009 and recorded on June 19, 2009.

This conveyance is subject to:
- Plan of record in Plat Book 9700, Page (s) 758 and 759;
- Plan of record in Plat Book 6900, Page 470;
- Covenants, Conditions and Restrictions of record in Book 7265, Page 657; Book 9342, Page 312, re-recorded in Book 9735, Page 931; 657; Book 9342, Page 312, as re-recorded in Book 9735, Page 931; Book 10032, Page 813; Book 10306, Page 817; Book 11455, Page 443; andInstrument Nos. 20001211-0121618, 20011119-0126832 and 20010717-0075902;
- HOA Charter of record in Book 9607, Page 534;
- QuitClaim Deed for common areas to Boone Trace HOA of record in Instrument No. 20011119-0126831;
- Easements of record in Book 8992, Page 62, and Book 9665, Page 420;
- Easement granted to Southern Telephone and Telegraph Co. of record in Book 756, Page 142;
- Restrictions of record in Instrument No. 20090619-0057395;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8173 Settlers Way, Nashville, Tennessee 37221**.

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.

BILL GARRETT, Davidson County
Trans:T20140044579 DEEDWARR
Recvd: 06/24/14 10:33 2 pgs
Fees:13.00 Taxes:869.13

20140624-0054906

Witness my/our hand(s) this the 12th DAY OF JUNE, 2014.

Kathlyn Thoreson

David N. Thoreson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLYN THORESON AND DAVID N. THORESON, 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 12th of June, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

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