WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055679 DEEDWARR
Recvd: 07/31/14 13:32 2 pgs
Fees:13.00 Taxes:1146.63
20140731-0068437

R-VRES-14-949

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

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)
Avery W. Brandes	Franklin Synergy Bank	
(NAME)	(NAME)	
949 Cahal Avenue	222 Columbia Ave	**07213004900**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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 **JOHN T. WASKY AND CAROLYN P. WASKY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AVERY W. BRANDES, A SINGLE MAN,** 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. 23 on the Plan of Irvington of record in Plat Book 843, Page 60, 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 Kevin Andrew MacDonald and wife, Jennifer P. MacDonald by deed from Brent L. Lawrence, as the sole member of the entity formerly known as BL Resources, LLC, a Tennessee Limited Liability Company which has been dissolved of record in Instrument No. 20120517-0042710 Register's Office for Davidson County, Tennessee, dated May 05, 2012 and recorded on May 17, 2012.

Being the same property conveyed to John T. Wasky and Carolyn P. Wasky, husband and wife by deed from Kevin Andrew Macdonald and Jennifer P. Macdonald, husband and wife of record in Instrument No. 20121226-0118597 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 26, 2012.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **949 Cahal Avenue , Nashville, Tennessee 37206**.

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 25th DAY OF JULY, 2014.

John T. Wasky by Carolyn P. Wasky as Attorney In Fact

John T. Wasky by Carolyn P. Wasky as
Attorney In Fact

Carolyn P. Wasky

Carolyn P. Wasky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn P. Wasky, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN T. WASKY, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN T. WASKY.

Witness my hand and official seal, this the 25th of July, 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, CAROLYN P. WASKY, 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 25th of July, 2014.

Notary Public
My Commission Expires:
(SEAL)

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