This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Diana Benedict
1425 Winding Creek Drive
Nolenmsville, TN 37135

SEND TAX BILL TO:
Mortgagee

MAP 188-10
GROUP A
PARCEL 106.00

MORTGAGEE:
Acopia, LLC
306 Northcreek Blvd. Ste. 100
Goodlettsville, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Franklin Synergy Bank,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Diana Benedict,** a married woman hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Carothers Crossing, Phase 2, Section 2, Lots 62-123, as of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to Franklin Synergy Bank by Successor Trustee's Deed from J. Timothy Street, as Successor Trustee, dated April 16, 2014, recorded April 17, 2014, in Instrument No. 20140417-0032330, Register's Office for Davidson County, Tennessee, and further being a portion of the property conveyed to W.H. Smithson, LLC, a Tennessee limited liability company by Warranty Deed from Wood Ridge Development, Inc., a Tennessee corporation, dated July 11, 2008, recorded July 17, 2008, of record in Instrument No. 20080717-0073539, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years

BILL GARRETT, Davidson County
Trans:T20140063182 DEEDWARR
Recvd: 08/26/14 12:44 3 pgs
Fees:18.00 Taxes:518.00
20140826-0077743

This is **improved** property known as **1425 Winding Creek Drive, Nolensville, Tennessee 37135.**

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, her heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this the **22nd** day of **August, 2014.**

Franklin-Synergy Bank

By: _____

J. Myers Jones, III, Exec. Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **J. Myers Jones, III** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Exec. Vice President** of **Franklin Synergy Bank**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained..

WITNESS my hand and official seal this 22nd day of August, 2014.

_____
Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

Destiny D. Holmes
AFFIANT

Subscribed and sworn to before me on this 22nd day of August, 2014.

April G. Nichols
NOTARY PUBLIC

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-28-15

File #14-8861