BILL GARRETT, Davidson County
Trans:T20140079941 DEEDWARR
Recvd: 10/23/14 10:55 2 pgs
Fees:13.00 Taxes:1920.30
20141023-0097833

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 2014.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G13-6766D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daphne Smith, an unmarried woman (NAME)	Franklin Synergy Bank (NAME)	12-135 and 12-199
1834 Baker Road (STREET ADDRESS)	722 Columbia Ave (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (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 HEREBYACKNOWLEDGED, WE, **Wanda Wood Bond, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daphne Smith, an unmarried woman,** 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, Tennessee and more particularly described as follows:

Commencing at an iron rod in the southerly right of way margin of Baker Road thence S 7°51'50" W 573.82 feet to the point of beginning; thence S 7°51'50" W 748.9 feet to an iron rod; thence N 83°39'48" W 404.69 feet to an iron rod; thence N 7°43'22" E 539.58 feet to an iron rod; thence S 83°39'31 E 195.00 feet to an iron rod; thence N 8°38'39" E 210.00 feet to an iron rod; thence S 83°39'31" E 208.16 feet to the point of beginning, containing 6.02 acres more or less.

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 22 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the southerly margin of Baker Road (said point being South 58°21'14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70°58'23" for a distance of 385.86 feet; thence, North 46°09'44" West 81.89 feet to a point; thence, North 46°09'44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36°28'20" for a distance of 108.90 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South 5°41'19" West 1422.72 feet to an iron pin; thence, North 85°40'55" West 404.69 feet to an iron pin feet to an iron pin; thence, North 5°26'27" East 558.09 feet to an iron pin; thence South 84°06'48" East 250.00 feet to an iron pin; thence North 5°41'19" East 921.27 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said Road in an easterly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36°28'20" for a distance of 164.13 feet to the point of beginning and containing 8.40 acres more or less.

BEING a portion of the same property conveyed to Wanda Wood Bond from Joshua A. Bond, by Quit Claim Deed dated November 22, 2006, as Instrument No. 20061128-0146605, in the Register's Office for Davidson County, Tennessee.

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 23 on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 86-113, and more specifically described as follows:

Beginning at an iron pin in the southerly margin of Baker Road (said point being South 58°21'14" West 163.93 feet; thence in a westerly direction on a curve having a radius of 311.50 feet, a tangent of 222.08 feet and a delta angle of 70°58'23" for a distance of 385.86 feet; thence, North 46°09'44" West 81.89 feet to a point; thence, North 46°09'44" West 120.00 feet to a point; thence, in a westerly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36°28'20" for a distance of 273.03 feet from the southwesterly corner of the intersection of Baker Road and Old Dickerson Pike); thence, South

5° 41'19" West 921.27 feet to an iron pin; thence, North 84 ° 06' 48" West 250.00 feet to an iron pin; thence, North 5 ° 54' 41" East 921.02 feet to an iron pin in the southerly margin of Baker Road; thence, with said margin of said road South 86 ° 35' 19" East 141.00 feet to a point; thence, in an easterly direction on a curve having a radius of 595.21 feet, a tangent of 196.11 feet and a delta angle of 36 ° 28' 20" for a distance of 105.85 feet to the point of beginning and containing 5.27 acres more or less.

Being a portion of the property conveyed to Wanda Wood Bond from Joshua A. Bond by Quitclaim Deed dated November 22, 2006, as Instrument No. 20061128-0146605, in the Registers Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Tax Parcel #12-199

1. Restrictions as recorded in Book 6882, page 241, Register's Office for Davidson County, Tennessee.
2. Right of Way Easement to Southern Bell Tele. And Tele. as recorded in Book 1118, page 463, Register's Office for Davidson County, Tennessee.
3. Right of Way Easement for public roads as recorded in Book 1634, page 623, Register's Office for Davidson County, Tennessee.
4. 40' ingress/egress Easement as recorded in Book 9733, page 199, Register's Office for Davidson County, Tennessee.

Tax Parcel #12-135

5. Subject to 40' ingress/egress Easement as recorded in Book 9733, page 199, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1834 Baker Road, Goodlettsville, TN 37072.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 22nd day of October, 2014.

Wanda Wood Bond

Wanda Wood Bond

October 22, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Wanda Wood Bond, the bargainor(s), 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 22nd day of October, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066