Davidson County DEEDWARR
Recvd: 11/13/14 12:00 3 pgs
Fees:18.00 Taxes:416.25
20141113-0104793

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,501.00

Kelsie Hollaway
Affiant

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

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: 6-21-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Katherine Lindaman	Franklin Synergy Bank	135-16-0B-013.00-CO
(NAME)	(NAME)	
426 Flintlock Court	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, BARBARA TURANO, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE LINDAMAN, A SINGLE 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, being Unit 13, as shown on the map entitled Woodridge at Nashboro Village, of record as Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Turano, an unmarried woman, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record as Instrument No. 20030804-0109718, dated July 29, 2003, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	426 Flintlock Court		Nashville, TN 37217		
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

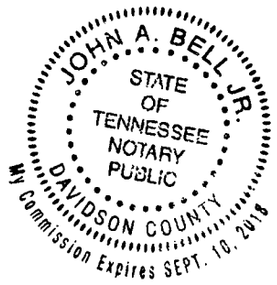
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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. 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 our hands this 12 day of November, 2014.

Barbara Turano
Barbara Turano

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Barbara Turano, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of November, 2014.



Notary Public

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

