WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087496 DEEDWARR
Recvd: 11/20/14 11:22 2 pgs
Fees:13.00 Taxes:512.45
20141120-0107017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-2-18
(AFFIX SEAL)

KRISTIN L. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF BEDFORD

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marty Durran Wallace, an unmarried man and Brandi MacLaren, an unmarried person	Franklin Synergy Bank	135 00 0 0225.00
(NAME)	(NAME)	
2301 Smith Springs Road	7101 Executive Center Drive, Ste 110	
(ADDRESS)	(ADDRESS)	
Nashville 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand Five Hundred And No/100 Dollars ($138,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew Basilici, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marty Durran Wallace, an unmarried man and Brandi MacLaren, an unmarried person**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being in the 2nd formerly the 5th Civil District of Davidson County, Tennessee on the South Side of Smith Springs Road; Beginning 105 feet west to the northwest corner of the property line of William Payton Givens and the Smith Springs Road, at a point; thence west 105 feet along Smith Springs Road to a stake and the property line of Stanley Gardner; thence South 311 feet to a point; thence in an easterly direction 105 feet to point; thence north 305 feet to the point of beginning.
Included in the above description, but specifically excluded from this conveyance is the following tract of land:
Being the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, on the south side of Smith Springs road described as follows: Right of Way: Beginning at a point on the existing south right-of-way line of Smith Springs Road on the common line of Reubush and Carl Lewis Woods, said point being 18.5 feet south of centerline survey Station 46+05 and proceeding as follows: southwardly with the common line of Reubush and Woods a distance of 6.5 feet to a point on the new right-of-way line of Smith Springs Road; thence westwardly with a line 25 feet south of and parallel to the centerline and a 3470.68 foot

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Stephenson; thence northwardly with the line between Reubush and Stephenson a distance of 8 feet to a point on the existing south right-of-way of Smith Springs Road is 17 feet south of centerline survey Station 45+17; thence eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 88 feet to the point of beginning and containing 640 square feet or 0.01 acres, more or less.
Being the same premises conveyed to Matthew Basilici by Warranty Deed from Tara L. Adams now Tara L. Adams Dalton and husband, Michael Dalton dated December 16, 2005 and recorded December 20, 2005 in Instrument No. 20051220-0152570, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2301 Smith Springs Road, Nashville, TN 37217

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, has 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 17th day of November, 2014.

Matthew Basilici

STATE OF TENNESSEE

COUNTY OF DAVISON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Matthew Basilicithe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2014.

Notary Public

My Commission Expires:
(SEAL) 5/5/15

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

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