GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20140094172 DEEDWARR
Recvd: 12/16/14 15:25 2 pgs
Fees:13.00 Taxes:566.10
20141216-0115079

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Linda J. Ray
Affiant

Subscribed and sworn to before me, this 15th day of December, 2014.

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My commission expires: 9-22-2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IAN SHANNON **ERICA SHANNON**	Franklin Synergy Bank	**108040A12000CO**
1151 FITZPATRICK RD	3301 Aspen Grove Drive	
NASHVILLE, TN 37214	Franklin, TN 37067	

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 HEREBY ACKNOWLEDGE, WE,

MORGAN KREBS ING (F/K/A MORGAN KREBS), A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IAN SHANNON and ERICA SHANNON, HUSBAND AND WIFE

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 Lot 67, VILLAGES OF LARCH WOOD, PHASE II, SECTION IVA, as shown on plat of record in Instrument No. 20000928-0096098, amending Plat Book 7900, Page 847, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO MORGAN KREBS, A SINGLE WOMAN, BY WARRANTY DEED FROM LANCE G. FARRAR AND WIFE, MARGARET A. FARRAR, DATED 06/26/2012 AND RECORDED ON 07/09/2012 IN INSTRUMENT NUMBER 20120709-0060184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MORGAN KREBS HAS SINCE MARRIED ON DECEMBER 13,2 013 AND IS NOW KNOWN AS MORGAN KREBS ING. CLINTON PATRICK ING JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARTIAL INTEREST HE MAY HAVE IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1151 FITZPATRICK RD, NASHVILLE, TN 37214.

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 in 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 my/our hand(s) this 15th day of December, 2014.

MORGAN KREBS ING

CLINTON PATRICK ING

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, MORGAN KREBS ING AND CLINTON PATRICK ING, the within named Grantor(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, at office, this 15th day of December, 2014.

Notary Public

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.