Davidson County DEEDWARR
Recvd: 01/12/15 14:46 3 pgs
Fees:18.00 Taxes:721.50
20150112-0003225

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 2015.

Notary Public

My commission expires: 7-5-16

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kenneth Rampon**<br>**Kristen Lee** | ~~New Owner~~<br>Franklin Synergy Bank | **Map/Parcel: 126-15-0-B-270.00CO** |
| **8140 Boone Trace** | 722 Columbia Ave | |
| **Nashville, TN 37221** | Franklin TN 37064 | |

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, I/WE,

**Christopher A. Whitehead and wife, Chelsea C. Whitehead**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kenneth Rampon and Kristen Lee**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 81, Lexington Point, Section Four, a plan of which is filed for record as Instrument No. 20020116-0006343 in the 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 Christopher A. Whitehead and wife, Chelsea C. Whitehead, by Warranty Deed, from Mary A. Dunlap, unmarried, dated December 29, 2011, of record in Instrument No. 20120105-0001053, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20020116-0006343, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 200001018-0103445 and amended in Instrument No. 20010522-0052909, Instrument No. 20020219-0021061 and Instrument No. 20020214-0019754, Register's Office for DAVIDSON County, Tennessee.
All matters of record of Chancery in Book 1, Page 121, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020729-0090372, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20001020-0104424, Register's Office for DAVIDSON County, Tennessee.
Easement for ingress and egress of record in Book 11669, Page 837, Register's Office for DAVIDSON County, Tennessee.
TVA Line Easement of record in Book 4230, Page 987, Book 4205, Page 184, Book 4226, Page 715, and Book 4257, Page 647, Register's Office for DAVIDSON County, Tennessee.

Easement to Harpeth Valley Utility District of record in Book 7601, Page 404, Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, Page 7, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8140 Boone Trace, Nashville, TN 37221.

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 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 except as 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 9th day of January, 2015.

X _____
Christopher A. Whitehead

X Chelsea C. Whitehead
Chelsea C. Whitehead

**STATE OF** Kansas
**COUNTY OF** Sedgwick

Personally appeared before me, a Notary Public of said County and State, Christopher A. Whitehead and wife, Chelsea C. Whitehead, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2015.

NOTARY PUBLIC - State of Kansas
CHRIS CLENNAN
My Appt. Expires 10/22/16

_____
Notary Public

My Commission Expires: 10/22/16

File #: **140610JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

**True Copy Certification**

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

