WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/15 16:08 2 pgs
Fees:13.00 Taxes:610.13
20150202-0009754

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 17, 2015

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Edwin Homere	Franklin Synergy Bank	Parcel ID:
3341 Country Ridge Drive	722 Columbia Ave.	15007034100
Antioch, TN 37013	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 acknowledged, we

Robert D. Frizzell and wife, Judy S. Frizzell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Edwin Homere and wife, Geneva A. Homere

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 No. 277 on the Plan of The Country, Section 6B, as of record in Book 5200, Page 741, Register's Office for Davidson County, Tennessee

Said Lot.No. 277 being a corner lot, fronts 88.26 feet on the southerly margin of Country Ridge Drive and fronts 85 feet on the northwesterly margin of Daisy Trail said frontages being joined by a curve measuring 39.27 feet; the westerly line of said lot extends back 110 feet and intersects the southerly line which measures 113.26 feet.

BEING the same property conveyed to Robert D. Frizzell and wife, Judy S. Frizzell by deed from Randall Phillips Builders, Inc., of record in Book 6363, Page 490, dated August 17, 1984, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6264, Page 656, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 741, said Register's Office.

Power of Attorney of record in Instrument 20150202-0009753, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3341 Country Ridge Drive, Antioch, TN 37013

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 29th day of January, 2015.

Robert D. Frizzell by Judy S. Frizzell ATTY-IN-Fact
Robert D. Frizzell by Judy S. Frizzell,
Attorney in Fact

Judy S. Frizzell
Judy S. Frizzell

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 Judy S. Frizzell, 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 at Nashville, Tennessee, this 29th day of January, 2015.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Judy S. Frizzell, 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 on behalf of Robert D. Frizzell as his/her/their Attorney in Fact as the free act and deed of the within named Robert D. Frizzell.

Witness my hand and official seal at Nashville, Tennessee the 29th day of January, 2015.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Jo Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE