WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150008935 DEEDWARR
Recvd: 02/04/15 13:52 2 pgs
Fees: 13.00 Taxes: 1045.25

20150204-0010617

STATE OF ~~FLORIDA~~ Tennessee
COUNTY OF ~~MARTIN~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/23/15

(AFFIX SEAL) BROOKE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Burdett Randolph JR	Franklin Synergy Bank	098130C15500CO
(NAME)	(NAME)	
2249 Seven Points Circle	3301 Aspen Grove Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew James LaFrance**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Burdett Randolph JR and Kellye R Randolph**, hereinafter called the GRANTEE(S), their heirs and/or 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. 48, on the Plan of Section 2B, The Meadows of Seven Points of record in Instrument 20050727-0087624, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew James LaFrance and wife, Barbara Holtz LaFrance by Warranty Deed from Frank Batson Homes,Inc, dated 04/13/2006, of record in Instrument Number 20060417-0043437, in the Register's Office of Davidson County, Tennessee. The said Barbara Holtz LaFrance having since died leaving Matthew James LaFrance as sole surviving tenant by the entirety.

This conveyance is subject to: (1) All matters shown on the Plan of Section 2B, The Meadows of Seven Points of record in Instrument No. 20050727-0087624, in the Register's Office of Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 11670, page 822; (2) Stormwater Detention Agreement/Easement to Metropolitan Government of Nashville as recorded of record in Book 11681, Page 411 and as Instrument No. 200106260067703; (3) Matters as shown in the Quitclaim Deed to the Homeowner's Association of Meadows of Seven Points Homeowners Association, Inc. As recorded as Instrument Number 200901070001612; (4) Charter of Seven Points, LLC as recorded as Instrument Number 200003220028986, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2249 Seven Points Circle, Hermitage, TN 37076

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 29 day of JANUARY, 2015.

Matthew James LaFrance

State of FLORIDA
County of MARTIN

Personally appeared before me Matthew James LaFrance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2015.

Notary Public
My Commission Expires: _____

LESLEY A. FREDERICK
Notary Public - State of Florida
My Comm. Expires Nov 28, 2017
Commission # FF 043329
Bonded Through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122