File Box 8

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Lee Smithmier and wife, Terri L. Smithmier and Kenneth Samuel Smithmier, as tenants in common with right of survivorship	Franklin Synergy Bank (NAME)	09108035900
4509 Michigan Avenue (ADDRESS)	722 Columbia Avenue (ADDRESS)	
Nashville, TN 37064 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rachel Cox and Donnie Cox, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kenneth Lee Smithmier and wife, Terri L. Smithmier and Kenneth Samuel Smithmier, as tenants in common with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE PLAN OF EASTOAK'S 3 LOST SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20120524-0045199, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RACHEL COX AND DONNIE COX, WIFE AND HUSBAND, BY DEED FROM EASTOAK, LLC, A LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20121115-0105129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4509 MICHIGAN AVENUE, NASHVILLE, TN 37209
(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 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 my/our hand(s) this 8th day of April, 2015.

BILL GARRETT, Davidson County
Trans: T20150026718 DEEDWARR
Recvd: 04/09/15 15:52 2 pgs
Fees: 13.00 Taxes: 1154.40
20150409-0031468

WARRANTY DEED
(Continued)

Rachel Cox

Rachel Cox

Donnie Cox

STATE OF Illinois

COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rachel Cox and Donnie Cox, wife and husband, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2015.

Notary Public

My Commission Expires:

OFFICIAL SEAL
ANTHONY W KANDAH
Notary Public - State of Illinois
My Commission Expires Jul 21, 2018

(SEAL)

RETURN TO:
Wilkins & Ivey
104 Woodmont Blvd., Ste. 100
Nashville, TN 37205