Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150033925 DEEDWARR
Recvd: 05/04/15 13:25 2 pgs
Fees:13.00 Taxes:1257.63
20150504-0040141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $339,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2015.

Notary Public

My commission expires: My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE NOTARY PUBLIC
RUTH M. FORAM
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Charles J. Martin Theodora Martin	Franklin Synergy Bank	
1000 Virginia Avenue	722 Columbia Ave.	06111014400.
Nashville, TN 37216	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRYSTAL SEA, INC., a Tennessee corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES MARTIN AND THEODORA MARTIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 31A on the Plan of Final Plat of 1000 Virginia Ave. of record in Plat at Instrument No. 20140523-0044635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Wesley Carl Zimmerlee and wife, Linda M. Zimmerlee by Warranty deed from James H. Witt and wife, Ruth S. Witt of record in Book 7419, page 472 Register's Office for Davidson County , Tennessee, dated December 2, 1987 and recorded on December 7, 1987.

Being a portion of the same property conveyed to Crystal Sea, Inc. by Warranty deed from Wesley Carl Zimmerlee and wife, Linda M. Zimmerlee of record in Instrument No. 20140207-0010946 Register's Office for Davidson County, Tennessee, dated February 5, 2014 and recorded on February 7, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1000 Virginia Avenue, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of April, 2015.

Crystal Sea, Inc.

Ken Cunningham, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ken Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Crystal Sea, Inc., a Tennessee corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 28th day of April, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public