WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brent D. Longenecker	Franklin Synergy Bank	130150043.00
(NAME)	(NAME)	
4523 Beacon Drive	722 Columbia Avenue, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kelly A. Clark**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brent D. Longenecker and Kelly D. Longenecker, husband and wife**, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No.4 of Block 5 on the Plan of Tyne Meade Section 4 of record in Book 1424, Page 25, Register's Office for said County.

Said Lot No. 4 fronts 116.7 feet on the easterly margin of Beacon Drive and extends back 394.7 feet on the northerly line, and 377.1 feet on the southerly line to a dead line on the rear on which it measures 173.25 feet.

Being the same property conveyed to Kelly A. Clark, unmarried and Dana Ross Wilkerson, unmarried, as tenants in common with rights of survivorship by Warranty Deed dated 02/18/2000 from Arshi Dokht A. Nasseh, an unmarried person of record in Instrument 200002230017542, Register's Office for Davidson County, Tennessee and further conveyed to Kelly A. Clark by Quit Claim Deed dated 07/14/2003 from Dana Ross Wilkerson of record in Instrument 200307180101092, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4523 Beacon Drive, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20150034258 DEEDWARR
Recvd: 05/05/15 09:21 2 pgs
Fees:13.00 Taxes:1350.50
20150505-0040580

Witness our hands this 30th day of April, 2015.

Kelly A. Clark

Kelly A. Clark

State of Tennessee

County of Davidson

On April 30, 2105, before me, a Notary public in and for said County and State, personally appeared Kelly A. Clark, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

My Commission Expires: 7-6-15