WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/15 10:11 3 pgs
Fees:18.00 Taxes:1128.50
20150512-0043304

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00

Clayton Graham
Affiant

Subscribed and sworn to me on May 11, 2015.

Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Clayton and Kimberly Graham 201 Bellevue Road Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	142-00-0-110.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dimitri Mariutto and wife, Elizabeth Mariutto, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Clayton Graham and Kimberly Ann Graham, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee described partly according to a survey made by H. W. Murphy, Surveyor, May 11, 1957, as follows:
>
> Beginning at a point in the Southerly margin of Bellevue Buffalo Road at the Northeast corner of the property conveyed to Rollin Piercy and wife by Sadie L. Herrin by deed of record in Book 2645, Page 85, Register's office for Davidson County; thence with the Southerly margin of said road, South 88 degrees East 205.5 feet to the Northwest corner of the property conveyed to W. D. Felts; thence with Felts Westerly boundary line, South 2 degrees West 414 feet to the Northerly margin of the M.C. & St. L. Railroad right of way; thence with said right of way North 81.5 degrees West 303 feet to the Southeast corner of the property conveyed to Rollin R. Piercy and wife, by Tom O'Brien and wife, by deed of record in Book 2045, Page 583, said Register's Office; thence with Piercy's Eastern boundary line North 10 degrees 43 feet East 39.7 feet, North 1 degree 58 feet East 44.3 and North 17 degrees 03 feet East 271.2 feet to the beginning, containing 2.3 acres, more or less.
>
> Being the same property conveyed to Dimitri Mariutto, a single man and Elizabeth McLeod, a single woman by Warranty Deed from N. Jean Biggs, unmarried, as recorded on the 18th day of March, 2002 in Instrument No. 20020318-0033411, in the Register's Office of Davidson County, Tennessee.
>
> Elizabeth McLeod has since married and is now known as Elizabeth Mariutto.
>
> This is improved property known as 201 Bellevue Road, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on May 11th, 2015.

Dimitri Mariutto

Elizabeth Mariutto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On May 11th, 2015, before me personally appeared Dimitri and Elizabeth Mariutto to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 11th day of May, 2015

NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017