WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036603 DEEDWARR
Recvd: 05/12/15 11:01 2 pgs
Fees:13.00 Taxes:684.50
20150512-0043377

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Nick Rider	Franklin Synergy Bank	Parcel ID:
3645 Seasons Drive	3301 Aspen Grove Dr.; Ste 200	150120A12800CO
Antioch, TN 37013	Franklin, TN 37067	

FOR AND IN 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

Randall W. Shaffer and wife, Ruby M. Shaffer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nicholas **Rider and wife, Jessica E. Rider**

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 in Davidson County, Tennessee, being Lot No. 665, on the Plan of Phase V-A, Somerset, of record in Plat Book 7900, Page 399, 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 Randall W. Shaffer and wife, Ruby M. Shaffer by deed from Phillips Builders, Inc., of record in Book 8968, Page 384, said Register's Office, dated May 27, 1993.

This conveyance is subject to Restrictions and By-Laws of record in Book 7619, Page 647; Book 7657, Page 583; Book 7675, Page 923; Book 8663, Page 385; Book 8708, Page 630; Book 7619, Page 679; Book 9509, Page 363; and Book 9647, Page 472, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 399, said Register's Office; (3) Water Main Easement of record in Book 7593, Page 555, said Register's Office; (4) Sewer Easements of record in Book 5263, Pages 793, 796, 799, 802, 805, 808, 811, & 814; and Book 7593, Page 515, said Register's Office.

The signature of Randall W. Shaffer and Ruby M. Shaffer is signed by his/her duly appointed Attorney-in-Fact, Gary Randall Shaffer, pursuant to the Powers of Attorney of record in Instrument 20150408-0030804, and Instrument 20150408-0030812, said Register's Office.

Randall W. Shaffer and Randall Wood Shaffer being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3645 Seasons Drive, Antioch, TN 37013

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 our hands this 7th day of May, 2015.

Randall W. Shaffer
By: Gary Randall Shaffer, as
Attorney-in-Fact

Ruby M. Shaffer
By: Gary Randall Shaffer, as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Gary Randall Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Randall W. Shaffer (aka Randall Wood Shaffer) and Ruby M. Shaffer as his/her/their Attorney in Fact as the free act and deed of the within named Randall W. Shaffer and Ruby M. Shaffer.

Witness my hand and official seal at Nashville, Tennessee the 7th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.