Davidson County DEEDWARR
Recvd: 05/22/15 11:28 4 pgs
Fees:23.00 Taxes:2134.90
20150522-0047463

#32392

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,000.00

Stacy L. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2015

Karen Ford Marlin
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN FORD MARLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Brady	Franklin Synergy Bank	
(NAME) 209 54th Avenue North	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 1st day of May, 2015, by and between **CHRISTINA DERLETH, UNMARRIED,** party of the first part, and **JOHN P. BRADY AND CASSANDRA C. BRADY, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the plan of Revision of Lots 3-11, Hood Subdivision, as shown on plat of record in Instrument No. 20020604-0067571 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christina Derleth, unmarried by Deed from Norman G. Holland, unmarried, dated 5/25/2011, recorded 5/27/2011, of record in Instrument No. 20110527-0040737, in the Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

CHRISTINA DERLETH

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHRISTINA DERLETH, 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 at office this 1st day of May, 2015

Commission expires: 4/24/~~2015~~ 2019

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

EXHIBIT A

All matters shown on the plat of record in Instrument No. 20020604-0067571,

Covenants, conditions, easements and restrictions of record in Instrument No. 20001113-0112623,

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8646, Page 716,

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8646, Page 719, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

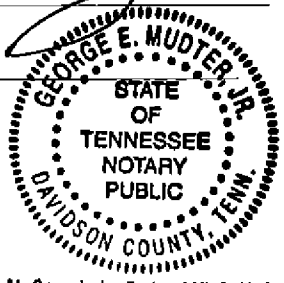
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2018