WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150041247 DEEDWARR
Recvd: 05/28/15 10:07 2 pgs
Fees: 13.00 Taxes: 1036.00
20150528-0049033

R-VRES-15-4030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th 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

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Lightfoot	**Franklin Synergy Bank**	
(NAME)	(NAME)	
180 Lelawood Circle	**722 Columbia Avenue**	**103-08-0-115.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM F. PAXTON, IV, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM LIGHTFOOT, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Described property located in the Twenty-fourth (24th) Civil District of Davidson County, Tennessee, to wit:

The Southerly one-half of the Easterly 50 feet of the Westerly 100 feet of Lot No. 352, on the map of The Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, said Register's Office, and more particularly described as follows:

Beginning on the Northerly margin of West Lawn Driveway, now known as West Lawn Drive, 50 feet Easterly from the corner of Lot Numbers 351 and 352, being John W. Chester's Southeast corner; thence with the Northerly margin of said driveway Easterly 50 feet to Freeman's Southwest corner; thence with his Westerly line Northerly 225 feet, more or less, to a point half way to Minnesota Avenue, formerly Murphy Road; thence at right angles Westerly 50 feet, more or less, to said Chester's Easterly line; thence with said line Southerly 230 feet, more or less, to the beginning.

Being the same property conveyed to William F. Paxton, IV by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20090724-0069566 Register's Office for Davidson County, Tennessee, dated July 08, 2009 and recorded on July 24, 2009.

The said Megan Paxton joins herein to convey any and all marital interest she may have in the above described property.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 421, Page 32, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4030 Westlawn Drive, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 26th DAY OF MAY, 2015.

William F Paxton IV by Megan Paxton as Attorney in Fact

William F. Paxton, IV, by Megan Paxton as Attorney in Fact

Megan Paxton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAXTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM F. PAXTON, IV, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM F. PAXTON, IV.

Witness my hand and official seal, this the 26th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAXTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212