BILL GARRETT, Davidson County
Trans:T20150045839 DEEDWARR
Recvd: 06/10/15 13:44 2 pgs
Fees:13.00 Taxes:2960.00
20150610-0054854

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054177** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 8th day of June, 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Gregory P. Hays 1810 Beechwood Avenue Nashville TN 37212-5402	Send Tax Bills To: ~~New Owner~~ Franklin Synergy Bank ~~XXXXXXXX~~ 722 Columbia Ave. Franklin, TN 37064	Tax Information: Tax Parcel ID No. 104-16-0-224.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben Thomas Furman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory P. Hays and Margaret A. Hays, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Easterly 50 feet of Lot No. 212 on the Plan of Belmont Land Company's Plan as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee. Said Lot No. 212 fronts 50 feet on the Northerly margin of Beechwood Avenue and extends back 191.1 feet on the Easterly line and 190.5 feet on the Westerly line to a line the rear measuring 50 feet thereon.

Being the same property conveyed to Ben Thomas Furman, unmarried by Warranty Deed from James Frisina and wife, Suzanne Frisina, recorded on the 2nd day of December, 2005 in Instrument No. 20051202-0144993, re-recorded at Instrument No. 20060210-0016609, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN , as recorded in Plat Book 421, Page(s) 34.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Joint Driveway Agreement recorded in Book 4387, Page 70 and Book 4387, Page 74, re-recorded in Book 4388, Page 936.

This is improved property located at 1810 Beechwood Avenue Nashville TN 37212-5402

Power of Attorney of recorded in Instrument # 20150610-0054853
Said County.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2015.

Ben Thomas Furman by _____, Attorney in Fact
Ben Thomas Furman by Will Chapman
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, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Ben Thomas Furman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of June 2015.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018