File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047385 DEEDWARR
Recvd: 06/15/15 14:05 2 pgs
Fees:13.00 Taxes:3410.66
20150615-0056703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $921,800.00

Margaret L. Avera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2015.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew William Zenor, Co-Trustee and Karen Suzanne Zenor, Co-Trustee	FRANKLIN SYNERGY BANK	
(NAME) 3404 Lealand Lane	(NAME) 722 COLUMBIA AVENUE	11809018000
(ADDRESS) Nashville, TN 37204	(ADDRESS) FRANKLIN,TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **K & R DEVELOPMENT, LLC, A TENNESSEE LIMITED LIBILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW WILLIAM ZENOR, CO-TRUSTEE OF THE ANDREW WILLIAM AND KAREN SUZANNE ZENOR JOINT TRUST AGREEMENT DATED MARCH 25, 2005 AND KAREN SUZANNE ZENOR, CO-TRUSTEE OF THE ANDREW WILLIAM AND KAREN SUZANNE ZENOR JOINT TRUST AGREEMENT DATED MARCH 25, 2005,** 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 2 on the Plan of Noelton Subdivision of record in Instrument Number 20140617-0052839, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Together with and subject to a 15 foot ingress-egress easement as shown on said Plan.

Being the same property conveyed by Warranty Deed from Aspen Construction, Inc., a Tennessee Corporation to K & R Development, LLC, a Tennessee limited liability company, as recorded on the 30th day of July, 2014 in Instrument No. 20140730-0067705; a portion of Warranty Deed from AI Devco, LLC, a Tennessee limited liability company to Aspen Construction, Inc, a Tennessee Corporation, as recorded on the 2nd day of May, 2014 in Instrument No. 20140502-0037519; a portion of Warranty Deed from Clifford O. Richmond, unmarried to AI Devco LLC, Tennessee limited liability company, as recorded on the 18th day of March, 2014 in Instrument No. 20140318-0022500 and a portion of Warranty Deed from D. B. Fuller, Executor of the Estate of Andrew J. Ryal, Jr., and Quinetta D. Ryal to Clifford O. Richmond, as recorded on the 22nd day of December, 2006 in Instrument No. 20061222-0157907, in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2015 and subsequent years. The Plan, with Owner's Certificate, of record in Instrument No. 20140617-0052839, said Register's Office, which Plan shows a 80, foot minimum building setback line from Lealand Lane, and a 20 foot easement for public utility and drainage purposes along the westerly front line(s) of said lot. "No access shall be provided to or from Lealand Lane for Lots 1-3". "The owner of Lot 2 is responsible for the installation, operation and maintenance of the private sanitary sewer service line which is located in a 10 foot private sanitary sewer service line easement crossing a portion of Lot 4".

unimproved
This is improved x property, known as 3404 Lealand Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12 day of June, 2015.

K & R DEVELOPMENT, LLC

BY: _____

CLAIBORNE KUNZE, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Claiborne Kunze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of K & R Development, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 12 day of June, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public