G#27319-2 BOX #14

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00.

Anna M Ayce
Affiant

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

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: March 10, 2019
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150047640 DEEDWARR
Recvd: 06/16/15 09:44 2 pgs
Fees:13.00 Taxes:1387.50
20150616-0057051

WARRANTY DEED

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brantley Connell and Fouse Lloyd	Franklin Synergy Bank	
8308 Highway 100	722 Columbia Avenue	15500016000
Nashville, TN 37221	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, **Patricia Ann Johnson, Executrix of the Estate of William R. Johnson** U/W/D January 23, 2015

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brantley Connell, unmarried, and Fouse Lloyd, unmarried, as joint tenants with right of survivorship**

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. 13 on the Plan of Natchez Trace Estates, Section I, as of record in Plat Book 4460, Page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 155.6 feet on the northwesterly side of the 17 foot strip dedicated for Highway Right-of-Way State Route 100 and runs back 560.0 feet on the southwesterly line and 560.0 feet on the northeasterly line to a line in the rear which measures 155.6 feet thereon.

Being the same property conveyed to William R. Johnson and wife, Carolyn J. Johnson by Warranty Deed from Robert B. Hendley and Robert N. Gambill, of record in Book 5274, Page 202, Register's Office for Davidson County, Tennessee, dated April 14, 1978 and recorded on April 17, 1978.

The said Carolyn J. Johnson having pre-deceased William R. Johnson leaving William R. Johnson as surviving tenant by the entirety. William R. Johnson having since died on February 2, 2015 with his estate being probated in under Docket #15P285 in Davidson County, Tennessee, and under his Last Will and Testament, the Executrix Patricia Ann Johnson was given full power to convey real property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **8308 Highway 100, Nashville, TN 37221.**

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 the 12 day of June, 2015.

Patricia Ann Johnson Executrix of the Estate of William R Johnson

Patricia Ann Johnson, Executrix of the Estate of William R. Johnson

STATE OF Illinois
COUNTY OF Winnebago

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Ann Johnson, Executrix of the Estate of William R. Johnson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 12 day of June, 2015.

My Commission expires: 4.14.16

Debra L Marzano
Notary Public

OFFICIAL SEAL
DEBRA L MARZANO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/14/16