39D

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June 2015.

Notary Public
My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20150047919 DEEDWARR
Recvd: 06/16/15 15:27 2 pgs
Fees:13.00 Taxes:543.90
20150616-0057389

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew B. Bratcher	Avenue Bank	188100A089.00
208 Bird Nest Alley	111 10th Avenue South, Suite 200	
Nolensville, TN 37135	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Franklin Synergy Bank, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Andrew B. Bratcher and Erin W. Bratcher, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

Being Lot No. 89 on the Plan of Carothers Crossing Phase 2 Section 2 of record in Instrument No. 20070807-0093935 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Substitute Trustee's Deed to Franklin Synergy Bank from Timothy J. Street Substitute Trustee of record In Instrument No. 20140417-0032328 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Carothers Crossing Phase 2 Section 2 of record in Instrument No. 20070807-0093935 Register's Office for Williamson County, Tennessee 3) Easement for pipeline of record in Book 4588 Page 484 4) Easement and Memorandum of record in Instrument No. 20070123-0009057 5) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20070627-0076581 and amended in No. 20070627-0076582 and No. 20070821-0099818 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Carothers Crossing Homeowner's Associaiton of record in Instrument No. 20070307-0027908

This property is improved property known as 208 Bird Nest Alley, Nolensville, Tennessee 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of June, 2015.

Franklin Synergy Bank

BY: _____
J. Myers Jones, III, Executive Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, J. Myers Jones, III, with whom I am personally acquainted, and who acknowledged themselves to be the Executive Vice President of Franklin Synergy Bank, and as such Executive Vice President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Franklin Synergy Bank.

Witness my hand, at Brentwood, Tennessee, this 5th day of June, 2015.

_____
Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08816