WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055382 DEEDWARR
Recvd: 07/09/15 08:50 2 pgs
Fees:13.00 Taxes:1332.00
20150709-0066528

R-SUM-15-6525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS 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)
James W. Johnson and Adam R. DeLand	**Franklin Synergy Bank**	
(NAME)	(NAME)	
6525 Banbury Xing	**722 Columbia Avenue**	**172-09-0A-053.00-CO**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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 **DEREK M. GRIFFITH, UNMARRIED AND BELINDA Y. GRIFFITH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES W. JOHNSON, UNMARRIED, AND ADAM R. DELAND, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Final Plat of Section Two, Banbury Crossing of record in Plat Book 9700, Page (s) 605 through 609, inclusive, as amended in Book 10970, page 943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek M. Griffith and wife, Belinda Y. Griffith by Warranty deed from Leslie. J. Wise and wife, Sallee L. Wise of record in Instrument No. 20120710-0060586 Register's Office for Davidson County, Tennessee, dated July 06, 2012 and recorded on July 10, 2012.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 9700, Page 549, Plat Book 9700, Pages 605 through 609, inclusive, amended in Book 10970, Page 943, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Banbury Crossing of record in Book 4148, Pages 75, 196, 247, 254, 261, 264 and 292, Book 2438, Page 460, Book 4693, Page 961, Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
- Charter for Banbury Crossing of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee.
- Transmission line easements of record in Book 1174, Page 153 and Book 2438, Page 392, Register's Office for Davidson County, Tennessee.
- Storm water agreement of record in Book 10633, Page 330, Register's Office for Davidson County, Tennessee.
- Dedication of common area of record in Book 11497, Page 542 and Book 11497, Page 544, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and/or storm drainage of record in Book 2930, Page 71 and Book 10219, page 518, Register's Office for Davidson County, Tennessee.
- Joint Driveway Maintenance Agreement of record in Instrument Number 20040611-0069453, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6525 Banbury Xing, Brentwood, Tennessee 37027**.

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 30th DAY OF JUNE, 2015.

Derek M. Griffith

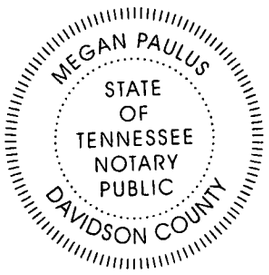
Belinda Y. Griffith by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK M. GRIFFITH, 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 30th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

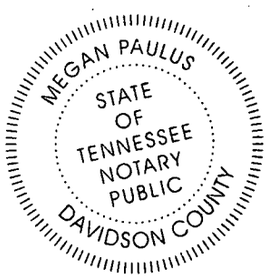


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 BELINDA Y. GRIFFITH, and who acknowledged he/she/they executed the same as the free act and deed of the said BELINDA Y. GRIFFITH.

Witness my hand and official seal, this the 30th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212