

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$220,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF July, 2015
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4-1-17
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A Ahibrandt 748 Myhr Drive Nashville, TN 37221	Franklin Synergy BK 722 Columbia Av. Franklin, TN 37064	Map 142 14 0 Parcel 111.00

For and in 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,

Sylvia A. Hailey, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Daniel A Ahlbrandt and Ginger R. Ahlbrandt, husband and wife

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. 335, on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, Page 15, Register's Office for said County.
SAID Lot No. 335 fronts 80 feet on the westerly side of Myhr Drive and extends back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Sylvia A. Hailey by deed from Robert L. Jackson, Trustee, dated June 20, 1985, of record in Book 6593, page567, and by said deed also conveyed to Robert L. Jackson, Trustee, from Max Lavoyd Hailey, Register's Office for said County.

Being the same property conveyed to Max L. Hailey and wife, Sylvia A. Hailey by deed from Frierson Craig and wife, Suzanne Craig, dated March 17, 1976, of record in Book 5007, page 6, Register's Office for said County.

This conveyance is made subject to the following:
1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 4175, page 15, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 748 Myhr Drive, Nashville, TN 37221
(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(s) this 9th day of July, 2015.

Sylvia A. Hailey
Sylvia A. Hailey

Michael Harrell Attorney in Fact
By: Michael Harrell, Attorney in Fact

BILL GARRETT, Davidson County
Trans: T20150056579 DEEDWARR
Recvd: 07/13/15 13:45 2 pgs
Fees: 13.00 Taxes: 814.00
20150713-0068022

STATE OF Tennessee
COUNTY OF Davidson

On this 9th, day of July, 2015, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Sylvia A. Hailey, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Sylvia A. Hailey.

Power of Attorney recorded in Instrument No. 20150706 0065427 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 9th day of July, 2015.

Notary Public, James C Smith
My Commission Expires: 02/25/19

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027