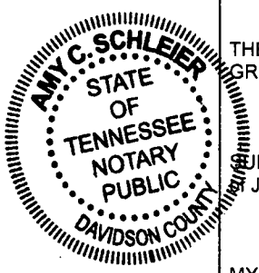
WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson



THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2015.

Amy C. Schleier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet Sterchi	Franklin Synergy Bank	103-06-0-187.00
(NAME)	(NAME)	
5640 Stoneway Trail	722 COLUMBIA AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, **Todd A. Mahaffey and Bandi R. Mahaffey**, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janet Sterchi, a single woman**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Brookside Courts Addition No. 3 of record in Plat Book 1835, Page 107, 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 Todd A. Mahaffey and Bandi R. Mahaffey, husband and wife as joint tenants by Warranty Deed dated 04/22/2013 from Mark Anthony Quarles, married of record in Instrument 201304240040496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5640 Stoneway Trail, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150057009 DEEDWARR
Recvd: 07/14/15 12:06 2 pgs
Fees:13.00 Taxes:1258.00
20150714-0068510

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 our hands this 10th day of July, 2015

Todd A. Mahaffey

Bandi R. Mahaffey
By: Todd A. Mahaffey, Attorney in Fact

State of Tennessee

County of Davidson

On this 10th day of July, before me, a Notary public in and for said County and State, personally appeared **Todd A. Mahaffey,** individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: 5/6/2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Todd A. Mahaffey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Bandi R. Mahaffey and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

WITNESS my hand and seal this 10th day of July, 2015.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: 5/6/2019