WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150067555 DEEDWARR
Recvd: 08/12/15 15:40 2 pgs
Fees:13.00 Taxes:1023.05
20150812-0080892

15-08-002

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of August, 2015

Notary Public

My Commission Expires: ~~07/02/18~~ 10/18/16

DANA DELWORTH (AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Callen Fry and and Elizabeth Peterson	Franklin Synergy Bank	155080C
(NAME) 900 Kenwick Court	(NAME) 722 Columbia Avenue	166.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($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, I/we, **Caren M. Wayburn, Unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Callen Fry and and Elizabeth Peterson, husband and wife**, hereinafter called the Grantee(s), their 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. 166 on the Plan of Poplar Creek Estates, Phase 2, a planned unit development, of record in Book 2900, Pages 339-347, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard Wayburn II and wife, Caren M. Wayburn by Deed from John E. Wilson and wife, Cassandra L. Wilson, dated April 24, 2000, of record in Instrument No. 20000501-0042436, Register's Office for Davidson County, Tennessee.

Richard Wayburn II having died on or about June 8, 2006, as resident of Davidson County, Tennessee, leaving Caren M. Wayburn as the surviving Tenant by Entirety.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Plan of Poplar Creek Estates, Phase 2, of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☒
Improved ☐ property known as: **900 Kenwick Court, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 10th day of August, 2015.

Caren M. Wayburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caren M. Wayburn**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of August, 2015.

My Commission Expires: 07/02/18

Notary Public

