WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076273 DEEDWARR
Recvd: 09/08/15 13:40 2 pgs
Fees:13.00 Taxes:739.63
20150908-0091122

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kye C. Budziszewski	Franklin Synergy Bank	064-16-OD-151.00
(NAME)	(NAME)	
2412 Pleasant Springs Lane	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael David Follis and Kimberly Potts Follis, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kye C. Budziszewski and Abby E. Negrelli, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 299 on the Plan of Section Three, Truxton Park, of record in Plat Instrument No. 20011024-0116272, 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 to Michael David Follis, a single man and Kimberly Lauren Potts, a single woman by Warranty Deed from Amber M. Wallace, and husband, Chad Wallace and Bob R. Gann and Wife, Martha Gann, dated 6/28/2013, recorded 7/3/2013 of record in Instrument No. 201307030069178, in the Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Plat Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20001030-0107559, First Supplementary recorded of record in Instrument No. 20010522-0052910, Second Supplementary recorded of Record in Instrument No. 20020123-0009419, in the Register's Office for Davidson County, Tennessee.
By-Laws of Truxton Park Homeowners Association, Inc., recorded of record in Instrument No. 20001101-0108604, in the Register's Office for Davidson County, Tennessee.
Easement recorded of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded of record in Instrument No. 20001208-0121300, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement recorded of record in Instrument No. 200008240083612 and record in Instrument No. 20020528-0064319, in the Register's Office for Davidson County, Tennessee.
Quit Claim Deed to Homeowner's Association recorded of record in Instrument No. 20050311-0027266, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee.

File No.: 01288-27239
SMG TN Warranty Deed

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2412 Pleasant Springs Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or 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/or 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 1st day of September, 2015.

Michael David Follis by Kimberly Potts Follis his atty in fact

Michael David Follis by Kimberly Potts Follis his atty in fact

Kimberly Potts Follis

Kimberly Potts Follis

State of Tennessee
County of Wilson

On this 1st day of September, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kimberly Potts Follis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Michael David Follis, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20150908-0091121, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Potts Follis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of September, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No.: 01288-27239
SMG TN Warranty Deed