(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076749 DEEDWARR
Recvd: 09/09/15 13:18 2 pgs
Fees:13.00 Taxes:1054.50
20150909-0091626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

P-KW-15-303

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)
Muzhar Hussain and Michele Marie Knight	**Franklin Synergy Bank**	
(NAME) **303 Shady Creek Lane**	(NAME) **722 Columbia Avenue**	**161130B30300CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **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 **RICHARD HINES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MUZHAR HUSSAIN AND MICHELE MARIE KNIGHT, MARRIED,** 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:

Being Unit 303 on the Plan of Creekside of Brentwood, established by Master Deed of record in Instrument No. 20040702-0079280, as amended and restated in Instrument No. 20050204-0013611, as shown as Exhibit A to amendment of record in Instrument No. 20050329-0034131, further amended in Instrument No. 20050822-0100021 and Instrument No. 20070622075126, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Hines, unmarried by Warranty Deed from Elliot B. Smith, and wife Irene Smith, recorded on the 12th day of September, 2008 in Instrument No. 20080912-0093397, in the Register's Office of Davidson County, Tennessee.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on plat of record in Instrument No. 20040714-0084063;
- HOA Charter of record in Instrument No. 20041217-0150431;
- Master Deed of record in Instrument No. 20040702-0079260 , amended in Instrument Nos. 20050204-0013611, 20050329-0034131 and 20050822-0100021;
- Easement for Water Mains of record in Book 6804, Page 486;
- Easement for Sanitary Sewer/Storm Drainage of record in Book 7267, Page 41, Book 7250, Page 755 and Book 7250, Page 758;
- Easement for Transmission Line of record in Book 2438, Page 376;
- Release of Property from Master Deed of record in Instrument No. 20070622-0075126;
- Conveyance to Homeowners Association of record in Instrument No. 20080724-0075832;
- Drainage Easement and Development Agreement of record in Instrument No. 20040305-0025834;
- Memorandum of Site Lease Agreement of record in Instrument No. 20000403-0032883, Assignment of record in Instrument No. 20000714-0069736, amended in Instrument No. 20040305-0025830, and Ground Lease of record in Instrument No. 20040305-0025837, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **303 Shady Creek Lane, Nashville, Tennessee 37211**.

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 4th DAY OF SEPTEMBER, 2015.

Richard Hines

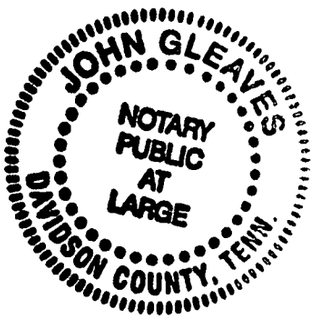
Kerry Hines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD HINES AND KERRY HINES, 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 4th of September, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212