BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150078604 DEEDWARR
Recvd: 09/16/15 09:41 2 pgs
Fees:13.00 Taxes:1107.45
20150916-0093798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,310.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: NOV. 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Murphy and Ryan Sitzler	Franklin Synergy Bank	
(NAME)	(NAME)	
550 Croley Drive	722 Columbia Ave.	90-12-O 1.00 CO
(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, **JHAS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA MURPHY, UNMARRIED AND RYAN SITZLER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Unit 550 of CROLEYWOOD COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for CROLEYWOOD COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150203-0010175, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of CROLEYWOOD COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150203-0010175, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Quitclaim Deed from Susan Henderson and James Privett, as Tenants in Common to JHAS Construction, LLC, a Tennessee limited liability company, as recorded on the 20th day of January, 2015 in Instrument No. 20150120-0005300; part of Warranty Deed from Ernest W. Lipford and Diondria Sparks, husband and wife to Susan Henderson and James Privett, as tenants in common, as recorded on the 29th day of May, 2014 in Instrument No. 20140529-0046163 and part of Quitclaim Deed from Diondria Sparks to Ernest W. Lipford and wife, Diondria Sparks, as recorded on the 22nd day of September, 2011 in Instrument No. 20110922-0073448, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1130, Page(s) 100 and RESUBDIVISION OF LOT 37 - SECTION 2 CROLEYWOOD as recorded at Instrument No. 20150121-0005936, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20150203-0010175, said Register's Office; (d) Charter of Homeowners Association recorded at Instrument No. 20150203-0010174, said Register's Office; (e) Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20141217-0115397, said Register's Office.

This is improved x unimproved property, known as 550 Croley Drive, Nashville, TN 37209
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 15th day of September, 2015.

JHAS CONSTRUCTION, LLC.

BY: _____

SUSAN HENDERSON, MANAGER

BY: _____

JAMES PRIVETT, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Susan Henderson and James Privett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managers of JHAS Construction, LLC the within named bargainor, a limited liability company and that they as such Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managers.

Witness my hand and official seal at Nashville, Tennessee this 15 day of September, 2015.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015