THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,000.00 Edyta A Rdzanek Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Sept, 2015 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC MY COMMISSION EXPIRES DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edyta A. Rdzanek	Franklin Synergy Bank	MAP
126 Carriage Court	722 Columbia Ave.	PARCEL 171-03-0A-221.00-CO
Brentwood, TN 37027	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, **Melinda J. Killen, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edyta A. Rdzanek**

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 Lot No. 14 on the Plan of a Horizontal Property Regime (Private Element) Phase Two, Section Five, Townhomes of Fredericksburg, R20 Residential P.U.D. of record in Plat Book 9700, Page 578, 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 Melinda J. Killen, unmarried by Corporation Form Warranty deed from Pulte Homes Tennessee Limited Liability Partnership of record in Book 11550, page 677, Register's Office for Davidson County, Tennessee, dated June 25, 1999 and recorded on June 30, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **126 Carriage Court, Brentwood, TN 37027.**

BILL GARRETT, Davidson County
Trans:T20150081463 DEEDWARR
Recvd: 09/24/15 13:32 2 pgs
Fees:13.00 Taxes:825.10
20150924-0097294

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 _____ hand( ) this the 21st day of September, 2015.

Melinda J. Killen

Melinda J. Killen

STATE OF TENNESSEE
COUNTY OF Lawrence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melinda J. Killen** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

SHEILA WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Witness my hand and official seal this the 21st day of September, 2015.

My Commission expires: 6.4.2016

Sheila Workman
Notary Public