#32654

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/15 09:32 3 pgs
Fees:18.00 Taxes:1365.30
20151001-0099697

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$369,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samuel S. Curtis	Franklin Synergy Bank	**Map 131-02-0-H Parcel 210-00co**
4210 Hillsboro Pike #210	722 Columbia Avenue	
Nashville, TN 37215	Franklin TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Randolph Tice, Jr., and Catherine Lorraine Tice, Trustees of The William & Lori Tice Living Trust, established by the Revocable Trust Agreement of William Randolph Tice, Jr. and Catherine Lorraine Tice U/A/D August 12, 2015

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel S. Curtis, an unmarried man

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 210 of the Hillsboro Quarters II Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365,and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed. Reference is hereby made to the plan of Hillsboro Quarters II Condominiums, as set out in Exhibit "A" to the Third Amendment to the Master Deed of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William R. Tice, Jr. and wife, Catherine L. Tice, by Deed dated August 17, 2012 from Alisa M. Blanchard, unmarried, of record in Instrument No. 20120823-0075911, Register's Office for Davidson County, Tennessee. The said William Randolph Tice, Jr. and wife, Catherine Lorraine Tice having quitclaimed to William Randolph Tice, Jr. and/or Catherine Lorraine Tice, Trustees of The William & Lori Tice Living Trust, established by the Revocable Trust Agreement of William Randolph Tice, Jr. and Catherine Lorraine Tice dated August 12, 2015, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary of record in Instrument No. 20150818-0082831, said Register's Office. William Randolph Tice, Jr. and William R. Tice, Jr. are one and the same person. Catherine Lorraine Tice and Catherine L. Tice are one and the same person.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan as set out on Exhibit "A" to the Third Amendment to the Master Deed of record in Instrument No. 20050425-0045365, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 3932, Page 308, and in Book 4041, Page 9, Register's Office for Davidson County, Tennessee. (3) All matters as shown on the Plan of record in Book 547, Pages 85 and 86, Register's Office for Davidson County, Tennessee. (4) Agreement regarding driveway easement for ingress and egress of record in Book 3890, Page 129, Register's Office for Davidson County, Tennessee. (5) Perpetual Easement for highway purposes in Book 4426, Page 398, Register's Office for Davidson County, Tennessee. (6) Easement and Right of Way in the Final Judgment to the State of Tennessee of record in Book 4459, Page 874, Register's Office for Davidson County, Tennessee. (7) Easements for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances of record in Instrument No. 20040526-0061600 and Instrument No. 20040526-0061601, said Register's Office. (8) Storm Water Detention Agreement of record in Instrument No. 20030530-0073121, Register's Office for Davidson County, Tennessee. (9) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens. assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569 and as amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee. (10) Charter of Hillsboro Quarters Homeowners' Association, Inc. of record in Instrument No. 20040330-0035515, Register's Office for Davidson County, Tennessee. (11) Conveyance of common area to Hillsboro Quarters Condominium Owners Association, Inc., of record in Instrument No. 20061229-0161138, said Register's Office. (12) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **4210 Hillsboro Pike #210, Nashville, TN 37215**

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 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 my/our hand(s) this **30th** day of **September, 2015.**

Trustee

William Randolph Tice, Jr., Trustee of The William & Lori Tice Living Trust

Catherine Lorraine Tice Trustee

Catherine Lorraine Tice, Trustee of The William & Lori Tice Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Randolph Tice, Jr. and Catherine Lorraine Tice, Trustees,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____

True Copy Certification

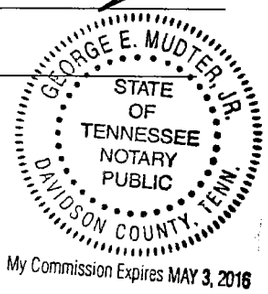
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016