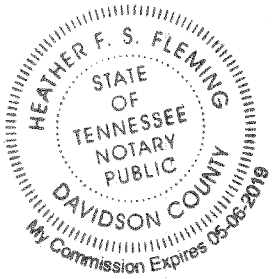
Davidson County	DEEDWARR
Recvd: 12/30/15 11:12	2 pgs
Fees:13.00 Taxes:321.90	
20151230-0131052	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Janet McIntyre and Daniel McIntyre	Franklin Synergy Bank	133 08 0 208.00
(NAME)	(NAME)	
720 Seven Mile Court	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty-Seven Thousand And No/100 Dollars ($87,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gerald Webb Follin, III, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Janet McIntyre and Daniel McIntyre, wife and husband**, 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 Lot 36-B on the Plan of Valley View Terrace of record in Plat Book 5200, Page 119, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Gerald W. Follin III by Warranty Deed from George Margrave and wife, Sharmin J. Margrave dated March 30, 1984 and recorded April 4, 1984 in Book 6264, Page 47, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 720 Seven Mile Court, Nashville, TN 37211

File Number: GRN-155589

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, has 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 our hands this 28th of December 2015.

Gerald Webb Follin, III

Gerald Webb Follin, III

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Gerald Webb Follin, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2015.

Notary Public

My Commission Expires:

(SEAL)

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-155589