WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20160012986 DEEDWARR
Recvd: 02/17/16 10:33 2 pgs
Fees:13.00 Taxes:2257.00

20160217-0014846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

John Wyatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 03-01-16
(AFFIX SEAL)

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd, Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
John M. Wyatt	Franklin Synergy Bank	158-7-37
(NAME)	(NAME)	
6120 Stonehaven Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160013

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, I/we, **Shawn F. Meehan and Eric D. Glasser**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John M. Wyatt, single man**, hereinafter called the GRANTEE, his 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. 604 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 19, Register's Office for said County.

Said Lot No. 604 fronts 209 feet on the easterly side of Stonehaven Drive and extends back 314.4 feet on the southerly line and 546.2 feet on the northerly line to a dead line measuring 303.3 feet thereon.

Being the same property conveyed to Shawn F. Meehan and Eric D. Glasser, each as to an undivided 1/2 interest by deed from William Johnston, Executor of the Estate of Margaret Mary Gicewicz and Claudia K. Spears and Leslie I. Gicewicz (aka Leslie Polk) and Donna Anne Gicewica and Nicolette Gicewicz Birnie and Mark Edward Gicewicz and Noel Gicewicz and Sheile King, dated April 30, 2015, of record in Instrument No. 20150504-0039964, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

Unimproved ☐

This is improved ☒ property, known as 6120 Stonehaven Drive, Nashville, TN 37215
(House No.) (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 GRANTEE, his heirs and assigns forever; and I/we do covenant with the said GRANTEE that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 12th day of February, 2016

Shawn F. Meehan

Eric D. Glasser

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shawn F. Meehan and Eric D. Glasser, 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, at office, this 12th of February, 2016.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016