Davidson County DEEDWARR
Recvd: 04/01/16 14:36 3 pgs
Fees:18.00 Taxes:2404.63
20160401-0031221

#32851

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES:

(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
Jeffrey M. Turpin and Katherine M. Turpin	Franklin Synergy Bank	
(NAME)	(NAME)	
1907 Warfield Drive	722 Columbia Avenue	131-3-1-R/1.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	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, **SYCAMORE VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY M. TURPIN AND KATHERINE M. TURPIN, HUSBAND AND WIFE,** 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 A, together with the appurtenant interest in the common elements of 1909 A AND B WARFIELD, a Horizontal Property Regime with Private Elements established by declaration, of record as Instrument No. 20150513-0043890 and Amended in Instrument No. 20160401-0031125, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration to which reference is hereby made.

Being part of the same property conveyed by Quitclaim Deed dated May 12, 2015 from 1909 Warfield Family Investments, LLC, a Tennessee limited liability company to Sycamore Ventures, a Tennessee general partnership, as recorded on the 13th day of May, 2015 in Instrument No. 20150513-0043889 (as to Parcel 4 and 5), in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1130, Page 102, said Register's Office; restrictive covenants of record in Instrument No. 20150513-0043890 and Amendment in Instrument No. 20160401-0031125, said Register's Office; and Charter of record in Instrument No. 20150515-0044890, said Register's Office.

unimproved
This is improved x property, known as 1907 Warfield Drive, Nashville, TN 37215
(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.

Witness my hand this 31 day of March 2016

SYCAMORE VENTURES, A TENNESSEE GENERAL PARTNERSHIP

BY: THE DUNHAM I TRUST, ITS MANAGING PARTNER

BY: _____

JAN BACHUS, TRUSTEE OF THE DUNHAM I TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jan Bachus, the Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Dunham I Trust, the managing partner of Sycamore Ventures.

Witness my hand and official seal at Nashville, Tennessee this 31 day of March, 2016.

Commission expires: 12-06-2016

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

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, EILEEN K. HOPKINS, 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:

