Davidson County DEEDWARR
Recvd: 04/08/16 10:48 3 pgs
Fees:18.00 Taxes:795.50
20160408-0033800

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Kelsie Holloway
Affiant

Subscribed and sworn to before me, this 7TH DAY OF APRIL, 2016.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: 4-20-19

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly McCartney, a single woman	Franklin Synergy Bank (NAME)	02300012900
5276 Lickton Pike (ADDRESS)	722 Columbia Avenue (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joseph G. Jannaman and Barbara K. Jannaman, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kelly McCartney, a single woman, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE PLAN OF REVISED MCMURTRY SUBDIVISION, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5190, PAGE 369, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF LICKTON PIKE, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO FRED TRUE ETUX, BY DEED OF RECORD IN BOOK 1338, PAGE 338, SAID REGISTER'S OFFICE; THENCE, WITH THE WESTERLY MARGIN OF SAID ROAD, SOUTH 7 DEGREES 00 MINUTES WEST 284.40 FEET TO A CONCRETE MONUMENT; THENCE NORTH 83 DEGREES 00 MINUTES WEST 294.65 FEET TO AN IRON PIN; THENCE NORTH 7 DEGREES 00 MINUTES EAST, 481.30 FEET TO AN IRON PIN IN THE SOUTHERLY BOUNDARY OF THE N.E. CUMMINGS PROPERTY OF RECORD IN BOOK 2151, PAGE 362, REGISTER'S OFFICE; THENCE WITH CUMMINGS SOUTHERLY BOUNDARY SOUTH 88 DEGREES 00 MINUTES EAST 100 FEET TO AN IRON PIN AT TRUE'S NORTHWEST CORNER; THENCE WITH TRUE'S BOUNDARY, SOUTH 7 DEGREES 00 MINUTES WEST 200 FEET TO AN IRON PIN; SOUTH 81 DEGREES 21 MINUTES 35 SECONDS EAST 195.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH G. JANNAMAN AND BARBARA K. JANNAMAN, HUSBAND AND WIFE, BY DEED FROM RICHARD H. SMITH, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20100202-0008183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GARY JANNAMAN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JOSEPH G. JANNAMAN AND BARBARA K. JANNAMAN, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20160408-0033799, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5276 Lickton Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 7th day of April, 2016.

Joseph G. Jannaman

By: attorney-in-Fact
Gary Jannaman

Barbara K. Jannaman

By: attorney-in-Fact
Gary Jannaman

State of Tennessee
County of Davidson

On this 7th day of April, 2015, before me, a Notary Public, in and for said County and State, personally appeared Gary Jannaman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joseph G. Jannaman and Barbara K. Jannaman, acknowledged that such persons executed the same as the free act and deed of the said Joseph G. Jannaman and Barbara K. Jannaman.

Witness my hand and seal, this 7th day of April, 2016.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 08-20-19

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY