WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1371

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031746 DEEDWARR
Recvd: 04/19/16 08:21 2 pgs
Fees:13.00 Taxes:1139.60
20160419-0037453

O-VRES-16-02816-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Colin M. McCarthy and Risa Y. McCarthy	**Franklin Synergy Bank**	
(NAME)	(NAME)	**072-10-0-174.00**
23 Pheasant Run	**722 Columbia Ave**	
(ADDRESS)	(ADDRESS)	
Scarsdale, NY 10583	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RANDALL M. TRENT AND KATHI B. TRENT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLIN M. MCCARTHY AND RISA Y. MCCARTHY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 12 on the Plan of Map of Part of The Subdivision of The E.B. Rucker Land on Bronte Avenue of record in Plat Book 1130, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall M. Trent and Kathi B. Trent, husband and wife by Warranty deed from Bradley Whitfield of record in Instrument No. 20120822-0075271 Register's Office for Davidson County, Tennessee, dated August 3, 2012 and recorded on August 22, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 1130, Page 20, Register's Office for Davidson County, Tennessee.
- Telecommunications Easement Deed by Court Order of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2816 Bronte Avenue , Nashville, Tennessee 37216-3701**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF APRIL, 2016.

Randall M. Trent

Kathi B. Trent

STATE OF Oklahoma
COUNTY OF Cleveland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL M. TRENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 7/8/2019
(SEAL)

MICHAEL CASIANO
Notary Public
State of Oklahoma
Commission # 15006258
My Commission Expires Jul 8, 2019

STATE OF Oklahoma
COUNTY OF Cleveland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHI B. TRENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 7/8/2019
(SEAL)

MICHAEL CASIANO
Notary Public
State of Oklahoma
Commission # 15006258
My Commission Expires Jul 8, 2019

RETURN TO:
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Nashville, TN 37212