WARRANTY DEED

Davidson County DEEDWARR Recvd: 05/31/16 08:32 2 pgs Fees:13.00 Taxes:1591.00 **20160531-0054053**	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$430,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May,2016. NOTARY PUBLIC: MY COMMISSION EXPIRES: 7-5-16 (AFFIX SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 105
TA Properties, LLC Circle 4301 Parkview Drive Nashville TN 37204	Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	GROUP 010 PARCEL 506.00

For and in 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,

Rick B. Davidson and wife Izola P. Davidson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

TA Properties, LLC, a Tennessee limited liability company

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 Lot No. 3 on the Plan of Southside Park, Section I, of record in Book 4460, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to RICK B. DAVIDSON AND WIFE, IZOLA P. DAVIDSON, by deed of record as Instrument No. 20150430-0038496, said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Subject to plat of record in Book 4460, page 61, said register's office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1009 South Street, Nashville, Tennessee 37203.**

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 and official seal at office this 24th day of May, 2016.

Rick B. Davidson

Izola P. Davidson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rick B. Davidson and wife Izola P. Davidson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

K. CLOYD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON