WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059402 DEEDWARR
Recvd: 07/12/16 11:17 2 pgs
Fees: 13.00 Taxes: 740.00

20160712-0071238

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy D. Parker	Franklin Synergy Bank	108-04-0-092.00
(NAME)	(NAME)	
845 Fitzpatrick Road	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 considerations, the receipt of which is hereby acknowledged, we, **Keith A. Harrell, a single man and Mark J. Hughes, a single man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeremy D. Parker, single man**, hereinafter called the GRANTEE(S), 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. 281 on the plan of Section Three Larchwood, as shown on plat of record in Plat Book 5200, Page 540, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Keith A. Harrell and Mark J. Hughes by Quitclaim Deed from Mark J. Hughes, dated 12/06/2012, of record in Instrument No. 20121206-0112481, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 540, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6076, Page 69, Amendment to the Restrictive Covenants of Larchwood, Section Three of record in Book 6122, Page 482, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7681, Page 611 and Book 7681, Page 617, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 845 Fitzpatrick Road, Nashville, TN 37214
(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 GRANTEE(S), 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), 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 our hands this 11th day of July, 2016.

Keith A. Harrell by Pam G. Salas, atty in fact
Keith A. Harrell by Pam G. Salas his atty in fact

Mark J. Hughes by Pam G. Salas, atty in fact
Mark J. Hughes by Pam G. Salas his atty in fact

STATE OF TENNESSEE
COUNTY WILSON

On this 11th day of July, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Pam G. Salas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Keith A. Harrell and Mark J. Hughes, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20160712-0071236 in the Register's Office of Davidson County, Tennessee.

*and Instrument No. 20160712-0071237

Notary Public
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY