WARRANTY DEED



W-FSBO-16-912-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

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)
Terri Lynn Bailey	**Franklin Synergy Bank**	
(NAME) **600 12th Avenue South, Unit 507**	(NAME) **722 Columbia Avenue**	**143-06-0B-005.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **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, **DEANE H. FRENCH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRI LYNN BAILEY, UNMARRIED,** 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 Unit No. 5 on the Plan of Harpeth Ridge Planned Unit Development of record in Plat Book 5200, Page 723, 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 Deane H. French, unmarried by Warranty deed from Karen M. Quigley, unmarried of record in Instrument No. 20110712-0053345 Register's Office for Davidson County, Tennessee, dated July 08, 2011 and recorded on July 12, 2011.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 5200, Page 723.
- Covenants, Conditions and Restrictions of record in Book 6240, Page 94, amended in Instrument No. 20080324-0029087.
- By-Laws of record in Book 6240, Page 102, amended in Instrument No. 20080324-0029086.
- Charter of record in Book 6180, Page 348.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Harpeth Trace Drive , Nashville, Tennessee 37221-3114**.

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.

BILL GARRETT, Davidson County
Trans:T20160061218 DEEDWARR
Recvd: 07/18/16 09:44 2 pgs
Fees:13.00 Taxes:869.50
20160718-0073299

Witness my/our hand(s) this the 15th DAY OF JULY, 2016.

Deane H. French by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEANE H. FRENCH, and who acknowledged he/she/they executed the same as the free act and deed of the said DEANE H. FRENCH.

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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