WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 09:23 2 pgs
Fees:13.00 Taxes:795.50
20160803-0080005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August, 2016

Notary Public

MY COMMISSION EXPIRES: 4-11-2020 (AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

MST 2016-1021

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JBJP GP, a TN general partnership	Same as New Owner	188-10-0A-025.00-CO
(NAME)	(NAME)	
1149 Lewisburg Pike		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Franklin Synergy Bank,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JBJP GP, a TN general partnership,** 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. 25 on the Plan of Final Plat Subdivision of Carothers Crossing, Phase 2, Section 1, Lots 21-61 of record in Plat at Instrument No. 20070807-0093924, 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 Franklin Synergy Bank by Successor Trustee's deed from J. Timothy Street, as Successor Trustee of record in Instrument No. 20140417-0032326 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 17, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee, Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee. Charter of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee. Colonial Pipeline Easement of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement(s) of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee. Easement & Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management

Facilities of record in Instrument No. 20070711-0082648, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This property, known as 2117 Glen Haven Drive, Nolensville, TN 37135
(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 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 1st DAY OF Aug, 2016.

Franklin Synergy Bank

BY: _____

Myers Jones, Chief Credit Officer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Myers Jones III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of Aug, 2016.

_____

Notary Public My commission expires: 7-11-2020

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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: 4-11-2020

ANGELA R. WINDHAM
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020