BILL GARRETT, Davidson County
Trans:T20160082464 DEEDWARR
Recvd: 09/20/16 13:42 2 pgs
Fees:13.00 Taxes:980.50
20160920-0098969

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $265,000.00

Affiant

Subscribed and sworn before me this the 16th day of September, 2016.

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cody P. Merrill 2416 Brasher Avenue Nashville, TN 37206-3307	Franklin Synergy Bank ITSAOA, ATIMA 722 Columbia Ave Franklin, TN 37064	072-13-0-160.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTEN A. HEILMAN, UNMARRIED, AND JUSTIN RUNYON, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CODY P. MERRILL AND BREANNA N. MERRILL,HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Revision of Part of Trevecca Subdivision of record in Plat Book 421, Page 169, 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 Christen A. Heilman and Justin Runyon, wife and husband by Warranty deed from Frank S. Lamuno, married man of record in Instrument No. 20120522-0044431 Register's Office for Davidson County, Tennessee, dated May 18, 2012 and recorded on May 22, 2012.

The same Christen A. Heilman and Justin Runyon, were divorced in April of 2016.

Being also known as 2416 Brasher Avenue Nashville, Tennessee 372063307.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2416 Brasher Avenue, Nashville, TN 37206-3307.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 16th day of September, 2016.

Christen A. Heilman

Justin Runyon by Christen A Heilman, Attorney-in-fact
Justin Runyon
By: Christen A. Heilman, 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, **Christen A. Heilman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2016.

Notary Public

My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of September, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Christen A. Heilman** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Justin Runyon** by Specific POWER OF ATTORNEY dated September 14, 2016, and who acknowledged that he executed the same as the free act and deed of **Justin Runyon**.

Witness my hand and official seal this 16th day of September, 2016.

Notary Public

My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY