WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,000.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Ford	Franklin Synergy Bank	103-04-0
(NAME)	(NAME)	(MAP)
4403 Wyoming Avenue	722 Columbia Avenue	116.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209-4719	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, I/we, Michael E. Ford, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andrew Ford, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 2 on the Plan of Sylvan Park of record in Plat Book 332, Page 104, 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 Michael E. Ford by Quitclaim Deed from Ford Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20141020-0096344 Register's Office for Davidson County, Tennessee.

The herein named property is not now, nor has it ever been, the primary principal residence of the herein named Grantor, nor his spouse.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4403 Wyoming Avenue, Nashville, Tennessee 37209-4719

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.

BILL GARRETT, Davidson County
Trans:T20160110692 DEEDWARR
Recvd: 12/16/16 10:50 2 pgs
Fees:13.00 Taxes:2079.40
20161216-0132056

Witness my/our hand(s) this 15th day of December, 2016.

Michael E. Ford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael E. Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY