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BILL GARRETT, Davidson County
Trans: T20170002385 DEEDWARR
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Fees: 13.00 Taxes: 3211.60
20170110-0002688

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3163**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeremiah Johnson and Ashley Johnson, husband and wife,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Robert Towns, III and Marcy Towns, husband and wife**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 39 on the Plan of Belair Subdivision, recorded in Book 332, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Part of Lot No. 39 fronts 50 feet on the southerly side and West Linden Avenue and extends back 192 feet on the side lines to a near line measuring 50 feet thereon.

Being the same property conveyed to Jeremiah Johnson and Ashley Johnson, husband and wife by Warranty Deed from Cornerstone Investments, Inc., dated 03/30/2012 and filed for record on 04/03/2012 in Instrument Number 20120403-0028093, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2513 West Linden Avenue, Nashville, Tennessee, 37212.

Map and Parcel: 10415030900

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 6th day of January, 2017.

Jeremiah Johnson -Grantor

Ashley Johnson -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremiah Johnson and Ashley Johnson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of January, 2017.

NOTARY PUBLIC

My Commission Expires:
12/19/2020

Grantee(s) Name, Address:	Send Tax Statement To:
Robert Towns, III and Marcy Towns	Franklin Synergy Bank
2513 West Linden Ave.	722 Columbia Ave.
Nashville, TN 37212	Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$868,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 6th day of January, 2017.

Affiant

Notary Public

My commission expires:
12/19/2020