WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007008 DEEDWARR
Recvd: 01/25/17 08:59 2 pgs
Fees:13.00 Taxes:2682.50
20170125-0007909

R-P-16-813-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Kurt Merkelz and Brenda Merkelz	**Franklin Synergy Bank**	
(NAME)	(NAME)	**115-09-0A-013.00-CO**
813 Saussy Court	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**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, **PHILIP MORRIS AND TINA MORRIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KURT MERKELZ AND BRENDA MERKELZ, HUSBAND AND WIFE,** 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 Lot No. 13 on the Plan of The Woods of West Meade, a Planned Unit Development of record in Plat at Instrument No. 20031027-0157620, 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 Philip Morris and wife, Tina Morris by Special Warranty deed from OWB REO LLC of record in Instrument No. 20100921-0075179 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 21, 2010.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- All matters shown on the Plan of record as Instrument Number 20031027-0157620, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions for The Woods of West Meade, a Planned Unit Development, with By-Laws appended thereto, of record in Instrument Number 20030924-0141426, Register's Office for Davidson County, Tennessee.
- Charter of The Woods of West Meade HOA of record in Instrument Number 20030305-0029209, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to The Woods of West Meade HOA of record in Instrument Number 20070202-0014011, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3069, Page 491, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3251, Page 591, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4558, Page 802, in the Register's Office for Davidson County, Tennessee.
- Overhead Line Easement of record in Book 6623, Page 646, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030421-0052251, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20000225-0018499, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **813 Saussy Court, Nashville, Tennessee 37205**.

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.

Witness my/our hand(s) this the 20th DAY OF JANUARY, 2017.

Philip Morris

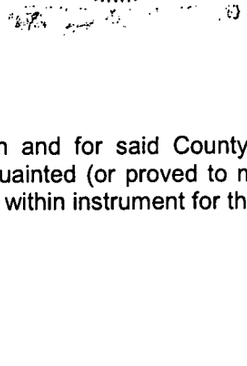
Tina Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of January, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

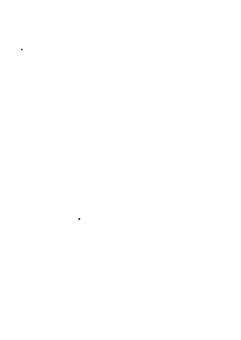


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA MORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of January, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212