WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

P-FS-16-1112-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18 (AFFIX SEAL)

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)
Jennifer Whitmire	Franklin Synergy	
(NAME)	(NAME)	**064-03-0C-032.00-CO**
1112 Safety Harbor Cove	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-1964	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, **VICKI LYNN BATES, MARRIED, AND JACY AYERS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER WHITMIRE, A SINGLE WOMAN,** 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. 205 on the Plan of Final Plat of Phase Four, Section One, Brandywine Pointe (a Planned Unit Development) of record in Plat Book 7900, Page (s) 550 and 551, 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 Vicki Lynn Bates, married, and Jacy Ayers, married, as Tenants in common with the right of survivorship by Warranty deed from James W. Carel, married of record in Instrument No. 20130502-0044446 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on May 02, 2013.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 7900, Pages 550 and 551, and Boundary Plat of record in Book 7900, Page 156;
- Covenants, Conditions and Restrictions of record in Book 8980, Page 59, as amended in Book 9010, Page 627, Book 9057, Page 831, Book 9104, Page 900 and Book 9543, Page 451;
- Amendment to By-Laws of record in Book 10721, Page 835;
- Charter of record in Book 8637, Page 563, Book 9013, page 39 and Book 9117, page 77;
- Restrictions of record in Instrument No. 20130502-0044446, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1112 Safety Harbor Cove, Old Hickory, Tennessee 37138-1964**.

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.

BILL GARRETT, Davidson County
Trans: T20170010184 DEEDWARR
Recvd: 02/03/17 08:44 2 pgs
Fees: 13.00 Taxes: 4440.00
20170203-0011560

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2017.

Vicki Lynn Bates by John Gleaves, Attorney-In-Fact
Vicki Lynn Bates by John Gleaves, Attorney-In-Fact

Jacy Ayers by John Gleaves, Attorney-In-Fact
Jacy Ayers by John Geaves, Attorney-In-Fact

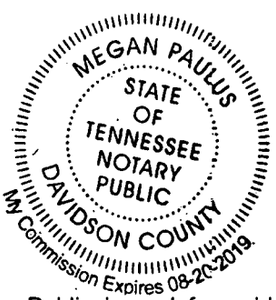
Daniel Ayers by John Gleaves, Attorney-In-Fact
Daniel Ayers by John Geaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VICKI LYNN BATES, and who acknowledged he/she/they executed the same as the free act and deed of the said VICKI LYNN BATES.

Witness my hand and official seal, this the 27th of January, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

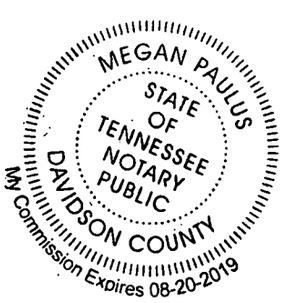


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JACY AYERS and DANIEL AYERS, and who acknowledged he/she/they executed the same as the free act and deed of the said JACY AYERS and DANIEL AYERS.

Witness my hand and official seal, this the 27th of January, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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