WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

Davidson County DEEDWARR
Recvd: 03/02/17 15:39 2 pgs
Fees:13.00 Taxes:943.50
20170302-0020986

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
Jonathan Brown	Franklin Synergy Bank	146-11-0
(NAME)	(NAME)	(MAP)
5056 Regent Drive	722 Columbia Ave	020.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37220	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, **Sandra Faye Proctor and Benson Brantley Jones, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Brown, unmarried 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. 21 on the Plan of Section One Revised, Crieve Hall Estates of record in Plat Book 1835, Page (s) 122, 123 and 124, 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 Benson B. Jones and wife, Wilma Faye Jones by Warranty deed from Mrs. Leona Atkins of record in Book 4745, page 455, Register's Office for Davidson County, Tennessee, dated September 10, 1973 and recorded on September 12, 1973.
The said Wilma Faye Jones having since died on November 16, 2011. The said Benson B. Jones having since died on December 8, 2016. Pursuant to Last Will & Testament of Benson Brantley Jones, Sr., of record in Probate No. 17P37, Seventh Circuit Court for Davidson County, Tennessee, property is vested in Sandra Faye Proctor and Benson Brantley Jones, Jr.

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: 5056 Regent Drive, Nashville, Tennessee 37220

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.

Witness my/our hand(s) this 1st day of March, 2017.

Benson Brantley Jones, Jr.

Sandra Faye Proctor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Benson Brantley Jones, Jr. and Sandra Faye Proctor 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 1st day of March, 2017.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON