Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170026825 DEEDWARR
Recvd: 03/30/17 10:51 2 pgs
Fees: 13.00 Taxes: 830.65
20170330-0031017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~280,000.00~~ 224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2017

Notary Public:

MY COMMISSION EXPIRES: 9/7/20
(AFFIX SEAL)

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Derrick M. Minyard	Franklin Synergy Bank	Parcel ID:
2423 Maplecrest Drive	722 Columbia Ave.	08412008100
Nashville, TN 37214	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jan Grinder Paone and Julie Grinder Sweeney, Sole Heirs/Devisees under the Will of Opal B. Grinder

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Derrick M. Minyard, a single man
hereinafter called the GRANTEES, their heirs and assigns, a 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. 6, on the Plan of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for said County.

Said Lot No. 6 fronts 100.0 feet on the south margin of Maplecrest Drive and runs back 150.0 feet on the west line and 230.0 feet on the east line to a broken line measuring 144.6 feet thereon.

Being the same property conveyed to Raymond E. Grinder, Jr. and wife, Opal B. Grinder, by deed from C. Ferris Jordan and wife, M. June Jordan, of record in Book 4261, Page 867, said Register's Office, dated August 16, 1968. The said Raymond E. Grinder, Jr. died May 9, 2015, and title vested in Opal B. Grinder, as surviving tenant by the entirety. The said Opal B. Grinder died June 30, 2016, with a Will, but the Estate was not probated. The Grantors herein, execute this instrument as the Sole Heirs and Devisees under the Will of Opal B. Grinder. See also Will of record in Instrument 20160907-0093967, and Affidavit of Heirship of record in Instrument 20170330-0031016, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1872, Page 452, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Pages 27 and 28, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Government of record in Book 4888, Page 593, said Register's Office.

Opal B. Grinder and Opal Brown Grinder being one and the same person.

This property is not a marial residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2423 Maplecrest Drive, Nashville, TN 37214

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 our hands this 29th day of March, 2017.

Jan Grinder Paone

Julie Grinder Sweeney

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2017.

My Commission Expires: 7.2.18

Notary Public

