29755-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046337 DEEDWARR
Recvd: 06/01/17 09:39 2 pgs
Fees:13.00 Taxes:2867.50
20170601-0054298

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

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

Anna Agee
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre LaFreniere and Daniele LaFreniere	Franklin Synergy Bank	
(NAME)	(NAME)	
1116 Draughon Avenue	722 Columbia Avenue	118-9 86
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, Tennessee 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PAUL ANDREW FASSBENDER AND DIANA MARIE SZEGO FASSBENDER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE J. LAFRENIERE AND DANIELE LAFRENIERE, HUSBAND AND WIFE,** 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. 53 and the westerly 16 feet 4 inches of Lot No. 52 on the Plan of Leonte Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, in March 1938 as follows:

Beginning at a point in the northerly margin of Draughon Avenue, 215 feet east of the northeast corner of Draughon Avenue and Granny White Pike, at the common corner of Lots No. 53 and 54; thence eastwardly with the northerly margin of Draughon Avenue 85 feet to a point; thence northwardly and parallel with the dividing line between Lots No. 52 and 53, 200 feet, more or less, to a point in the south line of Lot No. 31; thence westerly with the southerly line of Lots No. 30 and 31, 92 feet 9 inches to the common corner of Lots No. 53 and 54; thence southwardly with the dividing line between Lots No. 53 and 54, 200 feet to the point of beginning.

Being the same property conveyed to Paul Andrew Fassbender and Diana Marie Szego by deed from Paul Hain and wife, Anne Marie Hain, of record in Instrument No. 20120705-0058789, Register's Office for Davidson County, Tennessee. Paul Andrew Fassbender and Diana Marie Szego have since married. Diana Marie Szego is now known as Diana Marie Szego Fassbender.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1116 Draughon Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 31st day of May, 2017

PAUL ANDREW FASSBENDER

DIANA MARIE SZEGO FASSBENDER

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 Paul Andrew Fassbender and Diana Marie Szego Fassbender, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2017.

Notary Public

KELVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019