THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170050440 DEEDWARR
Recvd: 06/13/17 12:06 2 pgs
Fees:13.00 Taxes:869.50
20170613-0059303

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Benjamin Davis Searcy and Mary Ella Searcy 7924 Meadow View Drive Nashville, TN 37221	Franklin Synergy Bank 134 Pewitt Drive, suite 100 Brentwood, TN 37027	156-10-0-016.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **FREDERICK M. LONG AND WIFE, DANA L. LONG**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BENJAMIN DAVIS SEARCY AND WIFE, MARY ELLA SEARCY**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section 1, Harpeth River Estates, of record in Book 4460, page 188, Register's Office for said County.

Said Lot No. 28 fronts 107.0 feet on the westerly margin of Meadow View Drive and extends back 502.9 feet on the southerly line and 309.1 feet or the northerly line to a broken line in the rear, measuring 343.71 feet thereon.

Being the same property conveyed to Frederick M. Long and wife, Dana L. Long, by Warranty Deed, from Paul Raymond Mayo and wife, Harriett M. Mayo, of record on 04/02/1998, at Book 10868, Page 47, Davidson County Register of Deeds.

This is improved property known as **7924 Meadow View Drive, Nashville, Tennessee 37221** .

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law; and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **7th** day of **June**, **2017**:

Frederick M. Long

Dana L. Long

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FREDERICK M. LONG AND DANA L. LONG**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of June, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2017:

Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON