THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23569	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2017. Notary Public MY COMMISSION EXPIRES: 8/5/18 (AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Narayanan Palaniappan and Uma Narayanan	Franklin Synergy	
2937 Sharon Hill Circle	722 Columbia Avenue	11703010500
Nashville, TN 37215	Franklin, TN 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, I, **Marian C. McKinney, Trustee of the Marian C. McKinney Revocable Trust of 2014.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Narayanan Palaniappan and Uma Narayanan, 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. 11 on the Plan of Sharon Hill Circle of record in Plat Book 1424, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Sharon Hill Circle the same being the common corner of Lots Nos. 10 and 11 of said Subdivision; thence in a Southerly direction with the dividing line between Lots Nos. 10 and 11, 135.5 feet to a point in the Northerly margin of Lot No. 12; thence Eastwardly with the dividing line between Lots Nos. 11 and 12, 109 feet to a concrete monument in the Westerly margin of Hillsboro Road; thence with the Westerly margin of Hillsboro Road, North 27 degrees 38' East 98.7 feet to a concrete monument; thence to the left and around an arc having a 25 foot radius 41.8 feet to a concrete monument in the Southerly margin of Sharon Hill Circle; thence with the Southerly margin of Sharon Hill Circle, North 68 degrees 15' West 90 feet to the point of beginning.

Included in the above description, but excluded therefrom is a conveyance from Carl Alexander Frady and wife, Mary G. Frady to the State of Tennessee, of record in Book 4748, Page 960, described as follows:

Davidson County DEEDWARR
Recvd: 06/30/17 15:11 3 pgs
Fees:18.00 Taxes:1739.00
20170630-0066303

Beginning at the point of intersection of the West margin of Hillsboro Road and the South margin of Sharon Hill Circle, thence along the said West margin South 31 degrees 30' West 127.0 feet to a point, thence North 69 degrees 39', West 8.6 feet to a point, thence Northwardly along a curve left having a radius of 1432.4 feet for 127.0 feet to a point in the South margin, thence South 71 degrees 10' East 22.4 feet to the point of beginning and containing 1,970 square feet.

Being the same property conveyed to Marian C. McKinney by Warranty deed from Jane H. Kirsch, unmarried of record in Instrument No. 20050316-0028860 Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 16, 2005. Further being the same property conveyed to Marian C. McKinney Revocable Trust of 2014 by Quitclaim deed from Marian C. McKinney of record in Instrument No. 20140731-0068477 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 31, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2937 Sharon Hill Circle, Nashville, TN 37215.**

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 the 27th day of June, 2017.

The Marian C. McKinney Revocable Trust of 2014

By: Marian C. McKinney
Marian C. McKinney, Trustee

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 **Marian C. McKinney, Trustee of the Marian C. McKinney Revocable Trust of 2014,**the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: 04/01/2021

Susan D. Martinsen
Notary Public

Notary Public State of Florida
Susan D Martinsen
My Commission GG 053282
Expires 04/01/2021

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.