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:T20170059972 DEEDWARR
Recvd: 07/13/17 13:07 2 pgs
Fees:13.00 Taxes:1794.50
20170713-0070574

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Freeman Kenner 2505 B Vaulx Lane Nashville, TN 37214	Franklin Synergy Bank 134 Pewitt Drive, suite 100 Brentwood, TN 37027	081-084-R-002.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **1701 5TH, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **MICHAEL FREEMAN KENNER**, hereinafter called the Grantee, his 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 UNIT B ON DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF THE 1701 5TH AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AT INSTRUMENT NO. 20160318-0026129, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being part of the same property conveyed to 1701 5th, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Darrell E. Hill, married, of record in Instrument No. 20151026-0108779, Davidson County Register of Deeds.

This is improved property known as **506 Garfield Street, Nashville, Tennessee 37204 .**

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 **11th** day of **July**, **2017**:

1701 5TH, LLC

By: _____

Name: Jerry Ikerd Jr.

Title: Member

By: _____ July 11 2017

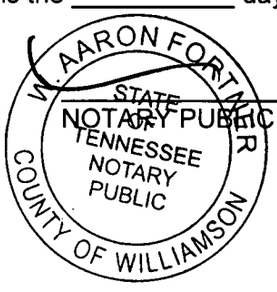
Name: Michael Kenner

Title: Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jerry Ikerd Jr. and Michael Kenner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself/herself to be the **Members** of **1701 5TH, LLC**, the within named bargainor; and further acknowledged that such person executed the foregoing instrument in behalf of **1701 5TH, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 11 day of July, 2017:



My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $485,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF July, 2017:

Notary Public

My Commission Expires: 5/23/18

