BILL GARRETT, Davidson County
Trans:T20170061649 DEEDWARR
Recvd: 07/19/17 10:07 3 pgs
Fees:18.00 Taxes:573.50
20170719-0072659

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Joanne Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Julu, 2017.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 17-8167D

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Quiram and Kristina Marie Quiram, husband and wife (NAME)	Franklin Synergy Bank (NAME)	061-08-0-144.00
0 Winding Way Road (STREET ADDRESS)	1619 Holly St Attn: Mortgage Department 722 Columbia Ave (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37206 Franklin, TN 37064 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Matthew M. Smith and Brenda Smith,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Quiram and Kristina Marie Quiram, 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. 24 on the plan of RESUBDIVISION OF LOTS 24 & 25 OF BLOCK D, SECTION 3, JACKSON PARK, as shown by plat of record in Instrument Number 2017009005040, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Brenda F. Smith and husband Matthew M. Smith from The Estate of Bernice Beavers Sigman, by Deed dated June 1, 2009, as Instrument No. 20090605-0052325, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 201706090058040, Register's Office for Davidson County, Tennessee.

2. Easement as recorded in Book 4211, page 197, Register's Office for Davidson County, Tennessee.

3. The following is a design guideline for the home. It is aesthetic in nature and shall not supersede local building codes and ordinances which are in force. The architectural attributes of the home will be defined by the following design elements: 1) massing and roofs; 2) porches and columns; 3) windows and balconies; 4) doors and entries; 5) foundations and chimneys 6) exterior walls and trim, and 7) garages, carports, and accessory structures.

A. Massing and Roofs
The home shall be predominately 1 or 1 1/2 stories in height. No portion of the home shall be a full two stories in height.
Knee walls at the second floor shall have a maximum height of 5'-0".

Maximum height of the roof ridge shall be 42' above the lowest point of exposed wall at basement. Roof slopes and overhangs shall be appropriate to the style of the home.
The massing, design and articulation of each side of the house shall be consistent with the front facade with no significant lessening of design.
Skylights are not permitted on roof planes that are visible from the street.
All fascias, cornices soffits and architectural trim elements shall be of wood or fiber-cement. Vinyl or metal is not permitted.

B. Porches and Columns
Porches and columns shall be consistent in design with the style of the house.
The minimum depth of porches shall be 8'-0" minimum. Vinyl or aluminum railings are not permitted.
Columns shall be consistent with the style the house.

C. Windows, Shutters and Balconies
False window openings shall not be permitted. Windows shall have a exterior sill; flush-mounted windows are not permitted.
All sides of home shall have similar window specifications and trim.
All windows shall have consistent window grid patterns on all sides of the house, appropriate to the style of the house.
Windows shall be true or simulated divided lights with munitions projecting from the outside surface of the glass. Muntins located between the glass only are not permitted.
Shutters shall be operable or appear to be operable with appropriate hardware, and shall be sized so as to properly cover the window if in the closed position.
Shutters shall not be used on ganged windows. Vinyl or aluminum shutters are not permitted.
The design of balconies and bay windows shall be consistent with the style of the house.

D. Doors and Entries
Exterior doors shall be consistent with the style and design of the house.
False door openings are not permitted.
Transom windows shall have a minimum height of 12".
Transom windows shall be consistent with the style of the home.
Storm or security doors must match and be consistent with the entry door.

E. Foundations and Chimneys
If the foundation has brick or stone veneer, the outside face of the veneer shall be in the same plane as the outside face of sheathing unless it is submitted to the architect for approval and is consistent with the style of the house.
No direct vent flues shall be visible from the street.
The chimney shall be consistent with the style of the home.
Siding on the chimney is not permitted.

F. Exterior Walls and Trim
exposure of lap siding shall be constant with the style of the house.
Vinyl siding is not permitted.
If stone veneer is used, it shall be installed so as to resemble authentic masonry techniques and patterns, obeying traditional laws of physics. Dry-stack stone is not permitted on the body of the house.
Transitions in materials should respond to the massing and hierarchy of the house design. Changes in materials must occur at inside corners or at horizontal trim bands or masonry cap ledges.
Aluminum or vinyl trim is not permitted.

G. Garages, Carports, and Accessory Structures
Garages, carports and accessory structures shall be constructed and detailed with materials on all sides equal to the quality of the main house and consistent with the style of the main house. The height of the garage roof ridge shall be lower than the roof ridge at the main roof of the house. The garage door shall be consistent with the style of the house.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is Unimproved property, known as 0 Winding Way Road, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 17th day of July, 2017.

Matthew M. Smith — July 17, 2017 Date

Brenda Smith — July 17, 2017 Date

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 Matthew M. Smith and Brenda Smith, the bargainor(s), 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, this 17th day of July, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066