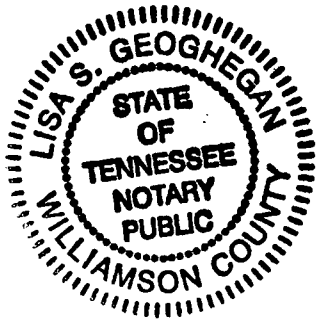
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$650,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 14th DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 9/20/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Denny Hustedt	Franklin Synergy Bank	10405018100
(NAME)	(NAME)	
316 Harvard Avenue	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170063595 DEEDWARR
Recvd: 07/25/17 10:52 2 pgs
Fees: 13.00 Taxes: 2405.00
20170725-0075037

THIS INDENTURE, made and entered into this 9th day of June, 2017, by and between, **Emily Chan,** party of the first part, **Lisa Denny Hustedt and Eric Hustedt, wife and husband** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of Davidson, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 417 on the Plan of Richland Realty Company's Division "C", of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said lot number 417 fronts 70 feet on the easterly side of Harvard Avenue and runs back between parallel lines 250 feet to an alley, and shows 50 feet on said alley.

Being the same property conveyed to Emily Chan by Warranty Deed from Donald F. Thompson and wife, Alicia D. Thompson, dated June 03, 2009 and recorded June 04, 2009 of record in Instrument 20090604- 0051706, Register's Office for Davidson County, Tennessee..

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

All matters shown on the plat of record in Plat Book 421, Page 31, in the Register's Office for Davidson, Tennessee.

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 316 Harvard Avenue, Nashville, Tennessee 37205

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

EMILY CHAN

STATE OF California

COUNTY OF Ventura

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named EMILY CHAN, 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 at office this 9th day of June, 2017

Commission expires:

May 1, 2020

JORGE ONTIVEROS
Notary Public - California
Ventura County
Commission # 2151644
My Comm. Expires May 1, 2020

Notary Public

D Mail to.

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800