Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County	DEEDWARR
Recvd: 09/01/17 14:52	3 pgs
Fees:18.00 Taxes:5226.25	
20170901-0090322	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,412,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August 2017.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 9/14/2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Vikesh Tahiliani		117 13 0 136.00
2313 Warfield Lane	New Owner	
Nashville TN 37215		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Franklin Synergy Bank, a Tennessee Banking Corporation, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Vikesh Tahiliani and Kamal Tahiliani, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Final Plat Resubdivision of Lot 2 Abbott Martin Estates, as of record in Instrument No. 20070222-0022042, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Franklin Synergy Bank, a Tennessee banking corporation, by Successor's Trustee Deed dated January 27, 2017, from Joseph J. Jensen of record in Instrument No. 20170127-0009050, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Abbott Martin Estates of record in Instrument No. 20070222-0022042, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2313 Warfield Lane, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of August, 2017.

Franklin Synergy Bank

BY: _____
J. Myers Jones, III, Executive Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, J. Myers Jones, III, with whom I am personally acquainted, and who acknowledged themselves to be the Executive Vice President of Franklin Synergy Bank, and as such Executive Vice President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Franklin Synergy Bank

Witness my hand, at Brentwood, Tennessee, this 31st day of August, 2017.

_____
Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 10188

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

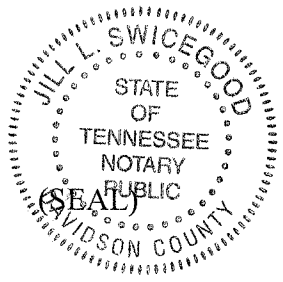
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/2018