Box 14

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
Batch# 26241 **DEEDWARR**
11/16/2017 09:28:33 AM 2 pgs
Fees: $13.00 Taxes: $728.90

20171116-0117685

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Family Trust Services, LLC 829 Gale Lane Nashville, Tennessee 37204	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	147-15-0-005.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **J. MICHAEL HIGGINS AND WIFE, LEE-ANN HIGGINS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **FAMILY TRUST SERVICES, LLC, a Tennessee limited liability company** hereinafter called the Grantees, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 468-A on the Revised Plan of a portion of Whispering Hills Section II-C, of record in Book 2854, page 35, Register's Office for said County.

Said Lot No. 468-A fronts 88.0 feet on the southerly margin of Whispering Hills Drive and extends back 202.1 feet on the easterly line and 192.5 feet on the westerly line to a broken line in the rear, measuring 77.0 feet thereon.

Being the same property conveyed to J. Michael Higgins and wife, Lee-Ann Higgins, by Warranty Deed from Francis G. Fuzzell and wife, Maryann Fuzzell, of record in Book 11458, page 137, recorded 5/3/1999, Register's Office for Davidson County, Tennessee.

This property is commonly known as **563 Whispering Hills Drive, Nashville, TN 37211**.

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 15 day of **November, 2017**:

J. Michael Higgins

Lee-Ann Higgins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. MICHAEL HIGGINS AND LEE-ANN HIGGINS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15 day of November, 2017:

Notary Public

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $197,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2017:

Notary Public

My Commission Expires: 9/7/20

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY