Box14

Return to: Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville TN 37204
G30329-4

Bill Garrett Davidson County
Batch# 34525 DEEDWARR
12/07/2017 12:44:39 PM 2 pgs
Fees: $13.00 Taxes: $710.40

20171207-0125050

#1538

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Family Trust Services, LLC.	Franklin Synergy Bank	Map 172-08-0-
829 Gale LN	722 Columbia Avenue	Parcel 022.00
Nashville, TN 37204	Franklin, TN 37064	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Brad Smotherman,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Family Trust Services, LLC, a Tennessee limited liability company,** ("The "Grantees"), its successors and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Forest Acres Estates, Section One, of record in Book 3700, page 2, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brad Smotherman by warranty deed from Paul Mitchell Graves, married of record in Instrument No. 20171207-0124728, said Register's Office.

This instrument was prepared for Brad Smotherman by Tony Woodall, his Attorney-in-Fact of record in Instrument No. 20171207-0125049, said Register's Office.

This is not the personal, primary or marital residents of Grantor, his spouse and/or any dependents.

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. 2018 Taxes, not yet due and payable.
2. Restrictions of record in Book 3874, page 704, said Register's Office.
3. Easement of record in Book 7597, page 823, said Register's Office.
4. Any and all matters appearing on the Plan of record in Plat Book 3700, page 2, said Register's Office.

This is improved property commonly known as **405 Kinhawk Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me this 5 day of December, 2017.

Notary public:
My commission expires: 11/21/2018

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5 day of December, 2017.

Brad Smotherman by Tony Woodall, Attorney-In-Fact Att. in fact

[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 **Brad Smotherman by Tony Woodall, his Attorney-In- Fact** with whom I am personally acquainted or proved to me satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 5 day of **December, 2017.**

Notary Public
My Commission Expires: 11/21/2018