30386-5

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 49496 DEEDWARR
01/22/2018 09:41:23 AM 2 pgs
Fees: $13.00 Taxes: $210.90
20180122-0006190

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$57,000.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of January, 2018.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREA THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Family Trust Services, LLC	**Franklin Synergy Bank**	**162-090-C-571-00.co**
829 Gale Lane	**134 Pewitt Drive, Ste 100**	
Nashville, TN 37204	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lee L. Lynn, surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Family Trust Services, LLC, a Tennessee limited liability company

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:

BEING Unit No. A, located on Lot No. 35, Phase I, on the Plan of Cedarwood Condominiums, Revised No. 2, Lots 15 through 44, Section 6, Cedarwood Estates, of record in Plat Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

BEING the same property conveyed to Lee L. Lynn and wife, Sue M. Lynn, by Deed from Loretta A. Brown, a single person, of record in Instrument No. 20011103-0120662, Register's Office for Davidson County, Tennessee. The said Sue M. Lynn died September 5, 2017 vesting said property into Lee L. Lynn as surviving tenant by the entirety.

THE conveyance subject to the following:

(1) The Plan of record as shown in Plat Book 5200, page 349 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) By-Laws of Cedarwood Condominium Association, Inc. of record in Book 5707, page 167, and as amended in Book 6062, page 285, Register's Office for Davidson County, Tennessee.

(3) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cedarwood Condominiums Association, Inc., of record in Book 5707, page 121, and Book 5720, page 912, and in Book 5776, page 741, said Register's Office.

(4) Charter of Cedarwood Condominiums Association, Inc. of record in Book 5667, page 430, and Book 5772, page 198, Register's Office for Davidson County, Tennessee.

(5) Deed to Metro for Sanitary Sewer and/or Storm Drainage of record in Book 5657, page 28, Register's Office for Davidson County, Tennessee.

(6) Deed to Metro for Sanitary Sewer and/or Storm Drainage of record in Book 5657, page 33, Register's Office for Davidson County, Tennessee.

(7) Sewer Easement to First Suburban Water Utility District, of record in Book 4545, page 203, and Book 4545, page 206, said Register's Office.

(8)Transmission Line Easement, of record in Book 2439, page 564, said Register's Office.

(9) Taxes for the current year, which have been prorated and assumed by Grantee(s) herein and subsequent years not yet due and payable

This instrument is being executed on behalf of Lee L. Lynn pursuant to a Power of Attorney executed by same on the 16th day of January, 2018, of record in Instrument No. 20180123-0006189, said Register's Office.

This is improved property, known as **571 Cedar Drive, Unit A, Nashville, Tennessee 37211**

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 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. 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/our hand(s) this 18 day of **January, 2018.**

Lee Lynn by: Nicole Wheeler, Attorney in Fact

Lee L. Lynn, By: Nicole Wheeler, Attorney in Fact

STATE OF INDIANA)
COUNTY OF MIAMI **)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Nicole Wheeler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Lee L. Lynn,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Lee L. Lynn,** for the purpose therein contained, by signing the name of **Lee L. Lynn,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of **January, 2018.**

Kelly Worley

Notary Public

NOTARY PUBLIC SEAL STATE OF INDIANA

My Commission Expires: 8/2/2025