This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $405,000.00

Affiant

Subscribed and sworn before me this the 26th day of November, 2019.

Notary Public
My commission expires: 1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 321242 DEEDWARR
11/27/2019 09:26:33 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20191127-0122723

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justin Thomas Giles	Franklin Synergy Bank	172-06-0A 010.00
6080 Frontier Lane	3301 Aspen Grove Drive, Suite 200	
Nashville, TN 37211	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAWN DONALDSON TIMMONS AS ADMINISTRATOR OF THE ESTATE OF RICHARD L. TIMMONS, SHELBY MARIE TIMMONS AND JERI ANNE TIMMONS AS HEIRS TO THE ESTATE OF RICHARD L. TIMMONS, AND DAWN DONALDSON TIMMONS AS CUSTODIAN FOR HOLLI NICOLE TIMMONS, A MINOR, UNDER THE TENNESSEE UNIFORM TRANSFERS TO MINORS ACT,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JUSTIN THOMAS GILES AND LORI BETH GILES, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 20, Mountain View, Section 1, Revision One, of record in Plat Book 9700, pages 562 & 563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard L. Timmons, an unmarried man, by deed from Faron Stout and Larisa Stout (formerly Larisa Bowden), dated 08/21/2012, of record in Instrument No. 20120829-0077944, said Register's Office. The said Richard L. Timmons having since deceased on March 29, 2019 and the estate having been administered in the Seventh Circuit Court for Davidson County, Tennessee Probate Division under Case No. 19P1164. The Order to Administer Intestate Estate named Dawn Donaldson Timmons as the Administrator and the Heirs-at-law having been named Shelby Marie Timmons, Jeri Anne Timmons, and Holli Nicole Timmons. Dawn Donaldson Timmons having been named Custodian on behalf of Holli Nicole Timmons in lieu of a formal guardianship proceeding under the Tennessee Uniform Transfers to Minors Act. The said Richard L. Timmons is one in the same as Richard Lee Timmons.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6080 Frontier Lane, Nashville, TN 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SMT JAT

JAT

Witness my hand this the 26th day of November, 2019.

Estate of Richard L. Timmons

BY: _____
Dawn Donaldson Timmons, Administrator

BY: _____
Shelby Marie Timmons

BY: _____
Jeri Anne Timmons

BY: _____
Dawn Donaldson Timmons as custodian for Holli Nicole Timmons, a minor, under the Tennessee Uniform transfers to Minors Act

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of November, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared **Dawn Donaldson Timmons**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the Administrator of The Estate of Richard L. Timmons the within named bargainor, and that as such Administrator, executed the foregoing instrument for purpose therein contained by signing as the Administrator of The Estate of Richard L. Timmons.

Witness my hand and official seal of office this 26th day of November, 2019.

My Commission Expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Shelby Marie Timmons**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2019.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeri Anne Timmons**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of November, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared **Dawn Donaldson Timmons**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the Custodian for Holli Nicole Timmons, a minor, under the Tennessee Uniform transfers to Minors Act the within named bargainor, and that as such Custodian, executed the foregoing instrument for purpose therein contained by signing as the Custodian for Holli Nicole Timmons, a minor, under the Tennessee Uniform transfers to Minors Act.

Witness my hand and official seal of office this 26th day of November, 2019.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

JTZ

LBT