Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

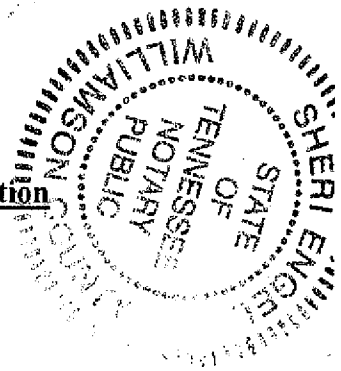
The actual consideration or value, whichever is greater, for this transfer is $471,100.00

Affiant

Subscribed and sworn to before me this 31st day of December, 2019.

Notary Public
My commission expires: 12/18/23

Karen Johnson Davidson County
Batch# 336787 DEEDWARR
12/31/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,743.07
20191231-0134982



Address of New Owner:	Send Tax Bills to:	Tax Information
Richard B. Quinn 3324 Acklen Ave. Nashville, TN 37212	Same	104-06-0-118

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 Corporation** hereinafter referred to as Grantor has bargained and sold, and does hereby transfer and convey to **Richard B. Quinn** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the Westerly 20 feet front and 5 feet rear PO Lot No. 95 and the Easterly PO Lot No. 96 on the Plan of Bransford Realty Company's West End Heights of record in Plat Book 332 Page 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description.

Beginning at a point in the North margin of Love Circle, 41 feet Westerly from the corner of Lots 95 and 96; thence North 9° 15' West, 16 feet to an iron pin; thence South 80° 45' West, 4 feet to an iron pin; thence North 9° 15' West, 49 feet to an iron pin; thence North 28° East 30 feet to an iron pin; thence North 2° 30' East, 61.5 feet to the South margin of a 20 foot alley; thence Eastwardly 35 feet with said alley to a point 5 feet East of the corner of said lots 95 and 96; thence South 8° 45' East 150 to the Northerly margin of Love Circle at a point 20 feet Easterly from the corner of Lots 95 and 96; thence Westerly with the margin of Love Circle 61 feet to the beginning.

Being the same property conveyed to Franklin Synergy Bank by Successor

Trustee's Deed of record in Instrument No. 20191113-0116996, Register's Office for Davidson County, Tennessee, and dated November 13, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Bransford Realty Co of record in Plat Book 332 Pages 124 and 125 Register's Office for Davidson County, Tennessee.

This property is improved property known as 3316 Acklen Avenue, Nashville, TN 37212

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, his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is 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 does further covenant and bind itself, its successors and assigns and representatives, to warrant and forever defend the title to said land to said Grantee his heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of December, 2019.

Franklin Synergy Bank

By: _____

Eddie Maynard, Chief Credit Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Eddie Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Credit Officer of Franklin Synergy Bank, the within named bargainor, a Corporation, and that such Eddie Maynard as such Chief Credit Officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Chief Credit Officer.

Witness my hand and seal, at office in Brentwood, Tennessee, this 31st day of December, 2019.

_____

Notary Signature

My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY