STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,500.00.

Rachel Levine
Affiant

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2020.

Notary Public
MY COMMISSION EXPIRES: 10/31/2023
File No. G20-8987

Karen Johnson Davidson County
Batch# 411493 DEEDWARR
06/08/2020 11:05:46 AM 2 pgs
Fees: $13.00 Taxes: $1,248.75

20200608-0058484

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tiffany Dawn Ambrose and Michael Aaron Haywood (NAME) 221 Wellington Drive (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	Franklin Synergy Bank (NAME) 722 Columbia Ave (STREET ADDRESS) Franklin, TN 37064 (CITY) (STATE) (ZIP)	051-11-0-022

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Janet McMurty, Lori Lee Amis, and Deanna Lee Mutter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Dawn Ambrose and Michael Aaron Haywood, wife and husband**, 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:

Tract One:

Being Lot No. 104 on the Plan of Oakland Acres, Section 8, which is of record in Book 2854, Page 78, Register's Office, Davidson County, Tennesseem abd described as follows:

Said Lot No. 104 fronts 170.0 feet on the southerly side of Wellington Drive and extends back between lines measuring 201.9 feet on the easterly side and 318.0 feet on the westerly side to a line in the rear measuring 203.8 feet.

Included in the foregoing description, but expressly excluded therefrom is the property conveyed to Hardcastle Company by deed of record in Book 3223, Page 436, Register's Office, Davidson County, Tennessee, to which deed reference is here made for a more complete description.

Tract Two:

Land in Davidson County, Tennessee, being a triangular strip, which is part of Lot No. 102 on the map of Oakland Acres, Section 10, which is of record in Book 2900, Page 140, Register's Office, Davidson County, Tennessee, and described according to a survey thereof made by T.R. Sanford, Survey, on March 13, 1961 as follows:

Beginning at a concrete monument which is the common rear corner of Lots No. 103 and 104 as shown on the Map of Oakland Acres, Section 8, of record in Book 2854, Page 78, said Register's Office, and Lot No. 102 on the Map of

Oakland Acres, Section 10, of record in Book 2900, Page 140, said Register's Office; thence N 1 degree 20' E 25 feet to a concrete monument; thence N 69 degrees 25' 30" E 90.2 feet to an iron pin; thence S 56 degrees 20' W 102.10 feet to the beginning point.

Being the same property conveyed to Janet McMurty, Deanna Lee Mutter, and Lori Lee Amis, each with a 1/3 undivided interest by Deed dated April 14, 2020 from Janet McMurtry, Trustee of the Lee Irrerevocable Trust Agreement, U/A/D October 20, 1999, recorded April 16, 2020, in Instrument Number 20200416-0039827, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2854, page 78 and book 2900, page 140, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2999, page 117 and Book 3184, page 407, Register's Office for Davidson County, Tennessee.

3. Certificate of Trust in Instrument No. 20110527-0040608, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 221 Wellington Drive, Madison, TN 37115.

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 and assigns, forever, and we do covenant with 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. Whenever 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 4th day of June, 2020.

Janet McMurty

Lori Lee Amis

Deanna Lee Mutter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of June, 2020, before me personally appeared Janet McMurty, Lori Lee Amis and Deanna Lee Mutter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066