WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 30,000.00. Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS 29th day of June, 2007. Notary Public MY COMMISSION EXPIRES: My Commission Expires SEPT 19, 2009 9-19-09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/03/07 14:52 3 pgs
Fees:18.00 Taxes:111.00
20070703-0079558

KAREN MATLOCK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Childers **4001 Anderson Road, #F66** **Nashville, TN 37217**	**NEW OWNER**	Map 71-16 Parcel 38

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RELIANT BANK, A TENNESSEE BANKING CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID CHILDERS,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to (1) 2007 property taxes, a lien, not yet due and payable; and (2) All matters as shown on the plan of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.

This is ☒ improved ☐ unimproved property, known as 1333 Jones Avenue, Nashville TN 37207.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns,

against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of June, 2007.

RELIANT BANK,
a Tennessee banking corporation

BY: John R. Wilson
ITS: EXECUTIVE VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public of the County and State aforementioned, do hereby certify that JOHN R. WILSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me this day and who, upon oath, acknowledged himself to be the EXEC. VICE PRESIDENT of RELIANT BANK, a Tennessee banking corporation, and as such EXEC. VICE PRESIDENT executed the foregoing instrument for the purpose therein contained and acknowledged the instrument to be the free act and deed of RELIANT BANK.

Witness my hand and official seal, this the 29th day of June, 2007.

Karen Matlock
Notary Public

Personally known: X or Produced Identification: _____
Type of Identification Produced: _____Driver's License or _____Other: _____

(SEAL)

KAREN MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

RETURN TO:
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219

EXHIBIT A
LEGAL DESCRIPTION

Formal Address 1333 Jones Avenue
Nashville, TN 37207

Map/Parcel: 71-16

Description:

Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 100 feet of Lots No. 1 and 2 on the Map of the Subdivision of Lots Nos. 4 and 5 as shown on the map entitled A. F. Spain's Lischery Garden, of record in Book 332, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lots front 50 feet on the easterly side of Jones Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Reliant Bank, a Tennessee banking corporation by deed from Ernest B. Williams, IV, Substitute Trustee, of record as Instrument No. 20070525-0062844, said Register's Office.