(2)

WARRANTY DEED

State of Tennessee)
County of Williamson)

G#3846-2

The actual consideration or value, whichever is greater, for this transfer is **$217,500.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2007.

Notary Public

My commission expires: 7/01/09

(AFFIX SEAL)

ANN M. LEDET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 12/27/07 11:06 2 pgs
Fees:13.00 Taxes:804.75
20071227-0147829

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
ELIZABETH G. HARLIN	Franklin Synergy Bank	**Map 104-01-0-E Parcel 001.00co**
4001 Utah Avenue	3301 Aspen Grove Dr., Ste 200	
Nashville, TN 37209	Franklin, TN 37067	

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

LINDA S. PATTERSON COLLINS and husband, ERNIE COLLINS

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

ELIZABETH G. HARLIN, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 1 on the Plan of The 4001 Utah Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration and Master Deed Establishing a Planned Unit Development for The 4001 Utah Avenue Townhomes, of record in Instrument No. 20070529-0063605, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage of interest ownership in the Common Elements appurtenant to said Unit, as set forth in said Declaration and Master Deed. Reference is hereby made to the Plan of The 4001 Utah Avenue Townhomes, shown as Exhibit "B" to the Declaration and Master Deed of record in Instrument No. 20070529-0063605, Register's Office for Davidson for a more complete identification and description of said unit.

BEING part of the same property conveyed to Linda S. Patterson Collins and Ernie Collins, by Warranty Deed dated April 4, 2006, from Jimmy D. Byford and wife, Janette Byford, of record in Instrument No. 20060413-0042804, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Declaration and Master Deed of record aforesaid, as may be supplemented; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and were paid by the Grantor herein.

THIS instrument is being executed on behalf of Ernie Collins a/k/a Ernie L. Collins, pursuant to a Power of Attorney executed by him on the 19th day of December, 2007, of record in Instrument No. 20071227-0147828, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: **4001 Utah Avenue, Nashville, TN 37209**.

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. 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 **21st** day of **December, 2007.**

LINDA S. PATTERSON COLLINS

ERNIE COLLINS

By: Linda Collins, Attorney in Fact
LINDA COLLINS, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA COLLINS,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **December, 2007.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **LINDA COLLINS,** 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 **ERNIE COLLINS,** 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 **ERNIE COLLINS** for the purpose therein contained, by signing the name of **ERNIE COLLINS** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **December, 2007.**

Notary Public

My Commission Expires: 3/22/09

JOHN T. COCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.