PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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Davidson County DEEDWARR
Recvd: 03/04/09 09:54 2 pgs
Fees:13.00 Taxes:799.20

20090304-0019040

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49724
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mildred Segrest 1820 Bryce Circle Nashville, Tennessee 37211	Franklin Synergy Bank 3301 Aspen Grove Suite 200 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 172150A23200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$216,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean Brock and spouse, Jessica Phillips Brock**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mildred Segrest** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section Twelve, Holt Woods, of record in Book 9700, Page 723, Register's Office for said County to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Sean Brock and Jessica Phillips, both unmarried, as joint tenants by Warranty Deed from John D. Markham, an unmarried man, dated October 27, 2004 and recorded on November 15, 2004 of record in Document No. 20041115-0136652, Register's Office for Davidson County, Tennessee. The said Jessica Phillips is now known as Jessica Phillips Brock.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 723, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9570, Page 22, Book 11096, Page 143 and Bylaws in Book 9570, Page 13, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1820 Bryce Circle, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2009.

Sean Brock

Jessica Phillips Brock

State of TENNESSEE
County of DAVIDSON

On this 27th day of February, 2009 , before me the undersigned authority, personally appeared Sean Brock and Jessica Phillips Brock, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $216,000.00

Affiant

Sworn and subscribed before me this the 27th day of February, 2009

My Commission Expires: My Commission Expires July 3, 2012

GRANT B. STOCKTON — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Notary Public