WARRANTY DEED

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

G-VRE-09-2405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/21/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Ian Benton	Franklin Synergy Bank	
2405 Robbie Court	(NAME) 3301 Aspen Grove Drive Suite 200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	73-7-188.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SHAWN B. HERMAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KYLE IAN BENTON, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 22A, CABIN HILL, ZONE LOT DIVISION OF LOTS 22 THRU 26, 38 AND 39, AND 41, 42 AND 43, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 795, AMENDED IN PLAT BOOK 6250, PAGE 523, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SHAWN B. HERMAN, UNMARRIED BY WARRANTY DEED FROM FLOYD B. CASSISTA, SR. AND WIFE, ANNE F. CASSISTA, RECORDED ON THE 7TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051007-0121760, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 5200, PAGE 795; BOOK 6250, PAGE 523; BOOK 6430, PAGE 508; BOOK 9412, PAGE 317; BOOK 6560, PAGE 154; BOOK 6181, PAGE 107; BOOK 6209, PAGE 475; BOOK 6407, PAGE 273; AND BOOK 6846, PAGE 616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2405 Robbie Court, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of June, 2009.

Shawn B. Herman

BILL GARRETT, Davidson County
Trans:T20090039322 DEEDWARR
Recvd: 06/12/09 14:03 2 pgs
Fees:13.00 Taxes:338.55

20090612-0054861

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 10th day of June, 2009.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903