BILL GARRETT, Davidson County
Trans:T20090071272 DEEDWARR
Recvd: 10/20/09 11:57 5 pgs
Fees:28.00 Taxes:3977.50
20091020-0096864

Box 44

PLEASE DO NOT PUBLISH

GENERAL WARRANTY DEED

This Instrument prepared by:
SHERRARD & ROE, PLC (SWF)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

GRANTOR: **Adam J. Liff and Suzy N. Liff**

GRANTEES: **Robert J. Looney and wife, Kim H. Looney**

Address New Owner As Follows:	Send Tax Bills To:	Map Parcel /No.
Robert J. Looney Kim H. Looney 3600 Hoods Hill Road Nashville TN 37215	Franklin Synergy Bank ~~Same~~ 3301 Aspen Grove Dr. Franklin, TN 37067	Tax Map 117-10 Parcel 139

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by ROBERT J. LOONEY, and wife, KIM H. LOONEY, GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS, ADAM J. LIFF, unmarried, and SUZY N. LIFF, unmarried, hereby bargain, sell and convey to GRANTEES, their heirs, successors and assigns, the following described parcel of real estate located in Davidson County, Tennessee:

See Exhibit "A" attached.

Being the same property conveyed to Adam J. Liff and wife, Suzy N. Liff by deed of record in Book 8046, page 680, Register's Office of Davidson County.

The Property is improved property located on 3600 Hoods Hill Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

Grantors covenant that Grantors are lawfully seized and possessed of the Property in fee simple, the Grantors have good right to convey the Property, and Grantors' interest in the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit "B", to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit "B", Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend title to the Property herein conveyed, to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 19th day of October, 2009.

ADAM J. LIFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared ADAM J. LIFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 19th day of October, 2009.

Notary Public

My commission expires:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
November 22, 2010
STATE OF TENNESSEE

448790.02 06884-002

SUZY N. LIFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared SUZY N. LIFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 15th day of October, 2009.

Notary Public

My commission expires: MY COMMISSION EXPIRES: May 2, 2011

SUSAN FULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $1,075,000.00.

Affiant

Sworn to and subscribed before me this 19th day of October, 2009.

Notary Public. My Commission Expires: 1/23/10

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

448790.02 06884-002

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J. H. DeWitt Property, Resubdivision of Lot Nos. 4, 5 and 6, Block B, Map of Woodmont, of record in Book 6900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam J. Liff and wife, Suzy N. Liff by deed dated February 15, 1990, from John W. Horrell and wife, Peggy L. Horrell, of record in Book 8046, page 680, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Encumbrances

1. Property taxes for the year 2009 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 6900, page 66, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, of record in Book 4083, page 883, Register's Office for Davidson County, Tennessee.

4. Drainage Easement of record in Book 1586, page 137, said Register's Office.