This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/17/09 15:53 3 pgs
Fees:18.00 Taxes:466.20
20091117-0106001

ADDRESS NEW OWNER:

Misty Meadows Properties, LLC
4117 Hillsboro Pike, Suite 103-177
Nashville, TN 37215

SEND TAX BILL:

New Owner

MORTGAGEE:
Franklin Synergy Bank
134 Foruth Avenue, North
Franklin, TN 37064

MAP AND PARCEL:
04207003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lesbia E. Martinez and husband, Cristobal D. Martinez** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Misty Meadows Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Two, Morning View Subdivision, of record in Plat Book 2133, page 99, 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 Lesbia E. Martinez and husband, Cristobal D. Martinez by deed dated August 16, 2001 from Mary Frances Nunally, a widow, of record in Instrument No. 20010817-0088985, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 715 N Graycroft Ave, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

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

Witness our hands this 17th day of November, 2009.

Lesbia E. Martinez

Cristobal D. Martinez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lesbia E. Martinez and Cristobal D. Martinez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of November, 2009.

JEANNINE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $126,000.00.

AFFIANT

Subscribed and sworn to before me
this 17th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: _____

JEANNINE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/03/2012

Notary's Seal

