WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: 2-21-2011

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090086147 DEEDWARR
Recvd: 12/22/09 13:38 2 pgs
Fees:13.00 Taxes:508.75
20091222-0116471

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DESIREE G. O'NEILL AND SEAN P. O'NEILL	Franklin Synergy Bank	MAP 62-02 A PAR 324.00C0
(NAME) 3129 BARKSDALE HARBOR DRIVE	3301 Aspen Grove, Ste. 200	
(ADDRESS) NASHVILLE, TN 37214	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HEIRS AT LAW OF HELEN R. MUHS, DECEASED, BEING BRADLEY A. MUHS and JUSTIN S. MUHS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DESIREE G. O'NEILL AND HUSBAND, SEAN P. O'NEILL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Lot No. 296 on the Plan of River Tract Estates, Phase 2, Section 6, as of record in Plat Instrument No. 200106050058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made fore a more and accurate legal description thereof.

Being the same property conveyed to Helen R. Muhs, an unmarried persons, by deed dated 9/26/02 of record in Instrument No. 20020930-0118389, Register's Office for Davidson County, Tennessee; the said Helen R. Muhs, having since died on April 19, 2009, Intestate and unmarried, the property vests in sole heirs at law her two children Bradley A. Muhs and Justin S. Muhs.

This is not the principal residence of the Grantors.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 3129 BARKSDALE HARBOR DRIVE, NASHVILLE, TN 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 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 our hands this 18th day of December, 2009

BRADLEY A. MUHS

JUSTIN S. MUHS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, BRADLEY A. MUHS and JUSTIN S. MUHS the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18 day of December, 2009

Commission expires: 12-21-2011

Notary Public

