WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2009

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Frank Avila	Franklin Synergy Bank	Parcel ID:
4840 Redcastle Ridge	3301 Aspen Grove Dr., Ste 200	172140B06400CO
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN 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, we

Michael A. Gustafson and wife, Jill Gustafson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Frank Avila and wife, Laura Avila
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:

BEING Lot No. 64, on the Plan of Winfield Park, Phase 2, Section 1, Revision 1, of record in Instrument 20010313-0024106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael A. Gustafson and wife, Jill Gustafson by Quitclaim Deed from Rosemary M. Deitschmann, unmarried, of record in Instrument 20090605-0052502, Register's Office for said County. See also deed of record in Instrument 20080104-0000902, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 11113, Page 691; Instrument 20001211-0122000, and Book 11113, Page 717, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20010313-0024106, said Register's Office; (3) Easements of record in Book 11124, Page 852; Book 11628, Page 204; Book 11744, Page 254, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4840 Redcastle Ridge, Nashville, TN 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 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 29th day of December, 2009.

Michael A. Gustafson

Jill Gustafson

BILL GARRETT, Davidson County
Trans: T20090087926 DEEDWARR
Recvd: 12/31/09 12:14 2 pgs
Fees: 13.00 Taxes: 1258.00

20091231-0118951

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Gustafson and Jill Gustafson, with whom I am personally acquainted (or proved to me 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 at Brentwood, Tennessee, this 29th day of December, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.