WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES:

(OFFICIAL SEAL)

R-VRE-10-0298

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick H. Niedermeyer, II	Franklin Synergy Bank	
298 33rd Avenue North	(NAME) 3301 Aspen Grove Drive Suite 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin TN 37067	92-13-405.00
(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 JAMES CLIFFORD HELMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FREDERICK H. NIEDERMEYER, II , 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 58, MAP OF HORTENSE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 167, 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 BY QUITCLAIM DEED FROM JAMES HELMS, JR., AN UNMARRIED PERSON TO JAMES CLIFFORD HELMS, AN UNMARRIED PERSON AS RECORDED ON THE 10TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070510-0056105 AND WARRANTY DEED FROM BRETT H. MASSEY, UNMARRIED TO JAMES HELMS, JR., UNMARRIED AS RECORDED ON THE 20TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041020-0126386, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 167; INST. NO. 20041222-0152417; INST. NO. 20050728-0088189; INST. NO. 20051031-0131161; INST. NO. 20050819-0099130; INST. NO. 20050819-0099131; INST. NO. 20011114-0124739; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 298 33rd Avenue North, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans:T20100009394 DEEDWARR
Recvd: 02/17/10 09:45 2 pgs
Fees:13.00 Taxes:1794.50
20100217-0012011

Witness my/our hand(s) this 12th day of February, 2010.

James Clifford Helms by Laura Mitchell, attorney-in-fact

James Clifford Helms by Laura Mitchell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of February, 2010, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Clifford Helms, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said James Clifford Helms, unmarried.

Witness my hand and official seal, this the 12th day of February, 2010.

Notary Public

My Commission Expires: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

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