BILL GARRETT, Davidson County
Trans: T20100018743 DEEDWARRSP
Recvd: 03/31/10 11:11 2 pgs
Fees: 13.00 Taxes: 1183.97
20100331-0023976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,993.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 26th DAY OF March, 2010.

NOTARY PUBLIC

My Commission expires:

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 12/04/2010
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser., Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JONATHAN M. MERIWETHER	Franklin Synergy Bank	Map: 116-05-0-019.00
(NAME)	(NAME)	Parcel:
5901 SEDBERRY ROAD	3301 Aspen Grove Dr. Ste 200	Map:
(ADDRESS)	(ADDRESS)	Parcel:
NASHVILLE, TN 37205	Franklin TN 37067	Map:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

SUNTRUST BANK, A GEORGIA CORPORATION AND ITS SUCCESSORS IN TRUST, AS TRUSTEE OF THE JOHN M. BAKER CHARITABLE REMAINDER UNITRUST

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

JONATHAN MORROW MERIWETHER AND CATHERINE TARLETON MERIWETHER, HUSBAND AND WIFE, AND CLAUDE BENNETT TARLETON, JR., AND VICTORIA S. TARLETON, HUSBAND AND WIFE

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 334 on the Plan of Hillwood Estates Subdivision, Section 12, as of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Davidson Road, the common corner of Lots No. 335 and 334 and running thence 185.0 feet in a southerly direction along the common line between said Lots to a point; thence 272.9 feet in a westerly direction along the common line between said Lot No. 334 and Lot No. 333 to a point in the easterly margin of Sedberry Road, the common corner of Lots No. 333 and 334; thence 160.0 feet in a northerly direction along the said margin of said Road to a point, the beginning of a curve; thence 39.3 feet in a northeasterly direction around said curve to a point in the southerly margin of Davidson Road; thence 247.9 feet in an easterly direction along said margin of said Road to the point of beginning.

Being the same property conveyed to SunTrust Bank, a Georgia Corporation and its successors in trust, as Trustee of the John M. Baker Charitable Remainder Unitrust, by Executor's Deed of record as Instrument No. 20091118-0106207, dated November 18, 2009, said Register's Office.

This conveyance is made subject to the following:

1. Davidson County taxes for 2010, which have been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record in Plat Book 2663, page 109, said Register's Office.

This is improved property located at 5901 Sedberry Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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

WITNESS my hand this 26TH day of March, 2010.

SUNTRUST BANK, A GEORGIA CORPORATION, AS TRUSTEE OF THE JOHN M. BAKER CHARITABLE REMAINDER UNITRUST

Karen Sadler

BY: Karen Sadler
TITLE: Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Karen Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of SUNTRUST BANK a Georgia Corporation, the within named bargainor, a corporation, and that he/she, as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Vice President.

Witness my hand and official seal at this 26TH day of March, 2010.

Jo Ann Smith
Notary Public

Commission expires:_____

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010