WARRANTY DEED

Return:
Foundation Title
21 Rivers Hills Blvd
TN 37215

BILL GARRETT, Davidson County
Trans:T20100026980 DEEDWARR
Recvd: 05/05/10 16:24 2 pgs
Fees:13.00 Taxes:497.65
20100505-0034317

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

LISA J. NORTHCUTT
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Comm. Expires September 15, 2010

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:
Nathan Crutcher	Franklin Synergy Bank	Parcel ID:
8671 Old Charlotte Pike	3301 Aspen Grove Dr., Ste. 200	11200008200
Pegram, TN 37143	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

Roger Lee Chester and Michael W. Chester and Brian A. Chester, Heirs of the Estate of Evelyn Law Chester

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Nathan Crutcher

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 in Davidson County, Tennessee, to wit:

Beginning at an iron pin set in the southerly margin of Old Charlotte Pike and the northwesterly line of Trustees Old Charlotte Church of Christ as recorded in Deed Book 3994, Page 738, Register's Office for Davidson County, Tennessee; thence leaving said margin and continuing with the westerly line of the Church of Christ S 57 deg. 46' 29" E a distance of 387.09' to an iron pin found in fence line, said pin being the northerly line of Jesse Chester as recorded in Deed Book 5332, Page 785, R.O.D.C.; thence leaving the Church of Christ and continuing with the northerly line of Chester S 43 deg. 13' 02" W a distance of 149.87' to an iron pin found in a fence line, said pin being the southeasterly corner of a 0.83 acre tract; thence leaving Chester and continuing with the easterly line of the 0.83 acre tract N 54 deg. 38' 32" W a distance of 373.93' to a metal fence post found in the margin of Old Charlotte Pike; thence leaving the 0.83 acre tract and continuing with the margin of Old Charlotte Pike and a curve to the right, said curve having a radius of 3342.00', an arc length of 127.56, a chord bearing N 38 deg. 55' 01" E a chord distance of 127.55' to the point of beginning, containing an area of 1.20 acres, more or less. The above property description is a result of a survey of said property by Steven Spears, RLS #1651, March, 2005.

Being the same property conveyed to Evelyn L. Chester by Quitclaim Deed from Jesse W. Chester of record in Instrument 20050623-0072154, said Register's Office. The said Evelyn L. Chester died intestate on July 26, 2008, leaving as Sole Beneficiaries the Grantors herein. Reference is also made to File No. 08P-1398, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2010 Taxes, which have been prorated and assumed by the Grantees; (2) Water Easement of record in Book 4012, Page 879, said Register's Office; (3) Access Easement of record in Book 6403, Page 821, said Register's Office.

Evelyn L. Chester and Evelyn Law Chester being one in the same person.

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 8671 Old Charlotte Pike, Pegram, TN 37143

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 21st day of April, 2010.

Estate of Evelyn Law Chester

BY: Roger Lee Chester, Heir

BY: Michael W. Chester, Heir

BY: Brian A. Chester, Heir

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 Roger Lee Chester and Michael W. Chester and Brian A. Chester, Heirs of the Estate of Evelyn Law Chester with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are heirs of the Estate of Evelyn Law Chester and as such Heirs, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.