THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29546-05-2010** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $369,900.00. Affiant Subscribed and sworn to before me this 1st day of June, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Michael L. Viars, Kristin M. Viars 532 West Hillwood Drive Nashville, TN 37205	**Send Tax Bills To:** Franklin Synergy Bank 3301 Aspen Grove Dr., #200 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 102 160 00200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew S. Ward, and wife, Charlotte J. Ward** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael L. Viars and wife, Kristin M. Viars** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 532 West Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Charlotte J. Ward joins in the execution of this instrument to convey any marital interest she may have in the said property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of June, 2010.

Andrew S. Ward

Charlotte J. Ward

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Andrew S. Ward and Charlotte J. Ward**, 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, at office, this 1st day of June, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20100034525 DEEDWARR
Recvd: 06/07/10 14:41 2 pgs
Fees:13.00 Taxes:1368.63

20100607-0044127

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 182-A on the Plan of Hillwood Estates, Section Nine, Part Two, as of record in Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew S. Ward, unmarried, by deed dated 05/19/03 from Henry L. Whitehead and Regina C. Whitehead, Trustees of The Whitehead Family Living Trust Dated August 4, 1992, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary of record in Instrument No. 20030523-0070560, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, page 28, Register's Office for Davidson County, Tennessee.