BILL GARRETT, Davidson County
Trans:T20100052592 DEEDWARR
Recvd: 08/24/10 13:30 2 pgs
Fees:13.00 Taxes:910.20
20100824-0066997

$246,000.00

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TN

ET-10-1898

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susannah K. Craig	Franklin Synergy Bank (NAME)	
1200 North 14th Street (ADDRESS)	3301 Aspen Grove Drive #200 (ADDRESS)	83-01 341
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (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, we JOSEPH ALLEN SULLIVAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSANNAH K. CRAIG, A SINGLE WOMAN, 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 the southerly part of Lots 36 and 37 in Sharpe and Horn's Subdivision of Elwood Place, as of record in Book 332, page 18, Register's Office for said County, described according to a survey made April 26, 1960 by T. R. Sanford, Surveyors, as follows:

BEGINNING at a point, the northeast corner of 14th Street with the intersection of the north line of an alley, the first south of Greenwood Avenue, being the southwest corner of Lot No. 37, said alley having been re-established by Bill No. 729 in the City Council of the City of Nashville; thence along said alley as now established in an easterly direction, 55 ft. to a point; thence continuing with the new north line of said alley, in an easterly direction 76 ft. to a point where it joins the old location of said alley; thence easterly along said alley 17.1/2 ft. to a point which is l0ft, west of the corner of Lots Nos. 36 and 35 on said plan; thence northwardly 30 ft. to a point in a fence; thence westwardly along a fence 135 ft. to a point in the easterly margin of 14th Street; thence with the easterly margin of said Street, southwardly 40 ft., more or less to the beginning.

Being the same property conveyed to Frank M. Donnell and wife, Mary L. Donnell by deed from Naomi Young Smith and husband, LeRoy Smith dated April 28, 1960 and of record in Book 3068, page 585, Register's Office for Davidson County, Tennessee. Mary L. Donnell's interest in the property was divested out of her and vested in Frank M. Donnell by Final Decree entered September 18, 1979 and of record in Book 5524, page 484, RODCT. Mary L. Donnell and Mary Louise Trammel Donnell are one and the same person. Frank M. Donnell, Frank Morris Donnell and Frank M. Donnell, Sr. are one and the same person. Frank M. Donnell died intestate on May 13, 2008. Frank M. Donnell, Jr. and Michael Donnell are his heirs at law. For further reference, see the court file of In Re: FrankM. Donnell, Sr., Deceased, Case No. 08P-1465, Office of the Clerk of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Joseph Allen Sullivan by deed from Frank M. Donnell, Jr., and Michael Donnell of record in Instrument 200906040051535, Register's Office for Davidson County, Tennessee, dated June 2, 2009.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 1200 North 14th Street, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 20th day of August, 2010.

Joseph Allen Sullivan by Kathryn Elizabeth Sullivan as attorney in fact.
Joseph Allen Sullivan by Kathryn Elizabeth Sullivan, as attorney in fact

STATE OF Tennessee

COUNTY OF Wilson

On this the 6th day of August, 2010, before me personally appeared Kathryn Elizabeth Sullivan 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 Joseph Allen Sullivan, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Joseph Allen Sullivan, unmarried. Said POA of record at Inst # 20100824-0066996 Register's office of Davidson Co TN.

Witness my hand and official seal, this the 20th day of August, 2010.

Connie J Buchanan

Notary Public

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6/15/14

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520