BILL GARRETT, Davidson County
Trans:T20100055830 DEEDWARR
Recvd: 09/07/10 11:22 3 pgs
Fees:18.00 Taxes:924.63
20100907-0070847

GENERAL WARRANTY DEED

This instrument was prepared by Perrone & Young, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027 (PRY)

Address New Owner	Send Tax Bills To:	Map/Parcel
Thomas J. Bukovac 2917 Glenway Drive Nashville TN 37221	Franklin Synergy Bank 3301 Aspen Grove Dr. St. 200 Franklin, TN 37067	142-16C-36

State of Tennessee)
County of Williamson)

The actual consideration or value for this transfer, whichever is greater is $249,900.00.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Sworn to and subscribed before me this 3rd day of September 2010.

MY COMMISSION EXPIRES JULY 29, 2013

My commission expires: 7-29-13 Notary Public

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Mary D. Mason**, (the "Grantor"), widow, has this day bargained and sold and does hereby transfer and convey unto the said **Thomas J. Bukovac** (the "Grantee"), a single man, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Devon Glen, Phase 1, of record in Book 7900, Page 457, Register's Office for said County.

SAID Lot No. 6 fronts 67.00 feet on the northeasterly margin of Glenway Drive and extends back 109.63 feet on the northwesterly line and 100.00 feet on the southeasterly line to a dead line in the rear, measuring 103.63 feet thereon.

BEING the same property conveyed to Rufus Mason, Jr. and spouse, Mary D. Mason by warranty deed of record in Book 9351, page 252, Register's Office for said County. The said Rufus Mason, Jr. having since died on November 11, 2007, the property is now vested in Mary D. Mason as surviving tenant by the entirety.

This is improved property known as: 2917 Glenway Drive, Nashville, Tennessee, 37221.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 3rd day of September 2010.

GRANTOR:

Mary D. Mason by Melissa M. Davis, attorney in fact
MARY D. MASON by Melissa M. Davis, Attorney-in-Fact pursuant to Power of Attorney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Mary D. Mason** by Melissa M. Davis, Attorney-in-Fact by Power of Attorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who, after being duly sworn, made oath that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Brentwood, Tennessee, this 3rd day of September 2010.

NOTARY PUBLIC

My Commission Expires:
11-7-2011

EXHIBIT A

[Permitted Exceptions]

1. Taxes for the year 2010, a lien, not yet due and payable. Payment thereof expressly assumed by the Grantee.

2. All matters set forth in the Plat of record in Plat Book 7900, page 457, in the Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, changes, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, page 283, as amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8796, page 416, Book 10692, page 750, and Book 10692, page 753, in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. All matters shown on Boundary Plat in Book 6900, page 398, in the Register's Office for Davidson County, Tennessee.

5. All matters shown on Open Space Plat in Book 9700, page 743, in the Register's Office for Davidson County, Tennessee.

6. Charter in Book 7520, page 564, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions & By-laws of record in Book 7517, page 283, as amended in Book 7517, page 367, Book 8180, page 222, Book 8712, page 618, Book 8796, page 416, Book 10692, page 750, and Book 10692, page 753, in the Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement in Book 8643, page 494, in the Register's Office for Davidson County, Tennessee.

9. This conveyance is subject to all zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the foregoing property.