WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100073759 DEEDWARR
Recvd: 11/22/10 09:26 2 pgs
Fees:13.00 Taxes:414.40
20101122-0093062

TAHIRA J. PYSZKA
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $112,000.00

Affiant

Subscribed and sworn to before me this 12 day of November, 2010

Notary Public

My Commission expires 7-29-13 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brandon L. Walker	Franklin Synergy Bank	086-16-0-086.00
4252 Valley Grove Drive	3301 Aspen Grove Rd. Ste 200	
Hermitage, TN 37076	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **M-Pulse Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brandon L. Walker and Amber L. Walker, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 125 on the plan of Valley Grove Subdivision, Section 5, of record in Book 5200, page 582, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M-Pulse Properties, LLC, by deed from Federal Home Loan Mortgage Corporation, on July 26, 2010, of record in Instrument Number 20100809-0062482, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to matters as shown on the Plan of record in Book 5200, page 582, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5815, page 992; and Book 5909, page 699; and Book 6011, page 300; and Book 6011, page 304; and Book 6096, page 283; and Book 6096, page 287; and Book 6096, page 291; and Book 6112, page 277; and Book 6112,p age 281; and Book 6112, page 285; and Book 6139, page 439; and Book 6139, page 443; and Book 6262, page 521; and Book 6262,page 525; and Book 6290, page 216; and Book 6290, page 220; and Book 629, page 410, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4252 Valley Grove Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 12, 2010.

M-Pulse Properties, LLC

By Brandon McDonald, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of November, 2010, before me, appeared **Brandon McDonald,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **Managing Member** of **M-Pulse Properties, LLC,** and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said **Brandon McDonald** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/19/14
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY