RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29931-01-2011**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $855,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2011. 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:	**Send Tax Bills To:**	**Tax Information:**
John G. Geer 5037 High Valley Drive Brentwood, TN 37027	Franklin Synergy Bank 3301 Aspen Grove Dr. #200 Franklin, TN 37067	Map and Parcel No.: 159 070 A 01000 CO

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, **Len D. Smith and wife, Amy B. Smith**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John G. Geer*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried

This is improved property located at 5037 High Valley Drive, Brentwood, TN 37027.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2011.

Len D. Smith

Amy B. Smith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Len D. Smith and Amy B. Smith**, 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 31st day of January, 2011.

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:T20110006635 DEEDWARR
Recvd: 02/02/11 09:08 2 pgs
Fees:13.00 Taxes:3163.50
20110202-0009160

EXHIBIT "A"

Section One

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of High Valley as of record in Plat Book 9700, page 188, Surveyor's Certificate of Correction in Instrument No. 20000601-0043193, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Len D. Smith and wife, Amy B. Smith, by deed dated September 15, 1998, from McCohen Development Corp., a Tennessee corporation, of record in Book 11116, page 640, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2011, prorated by the parties and assumed by the Grantee. Map and Parcel No. 159 070 A 01000 CO.
2. Declaration of Covenants, Conditions and Restrictions for High Valley of record in Book 10122, page 121, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Charter of Incorporation of High Valley Homeowners Association, Inc. of record in Instrument No. 19991220-0304887, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 188, Surveyor's Certificate of Correction in Instrument No. 20000601-0043193, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 9184, page 868, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 2201, page 634, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 2276, page 60, Register's Office for Davidson County, Tennessee.