2 GSRM Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20110019229 DEEDWARR
Recvd: 04/01/11 14:48 3 pgs
Fees:18.00 Taxes:1905.50
20110401-0025277

W & I Ref: DM Title No: 50819

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Barton Sari Barton 207 Lauderdale Road Nashville, Tennessee 37205	Franklin Synergy Bank 3301 Aspen Grove Road Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 14502005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$515,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jayant K. Deshpande and spouse, Patricia Neel Scott**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Barton and spouse, Sari Barton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section IV, Tyne Crest and Resubdivision of Tyne Crest, Lot 1, of record in Book 5190, page 37, Register's Office for said County and described according to a survey by John Kohl and Company, P.C., dated November 13, 2002, File NO. 22080-9 attached as Exhibit "A" to Doc. No. 20021125-0146195, said Register's Office.

Said Lot No. 1 fronts 200.0 feet (199.42 survey) on the northwesterly margin of Tyne Boulevard and extends back 372.51 (370.73 survey) feet on the southwesterly line and 478.22 (477.86 survey) feet along the broken northerly and northeasterly lines to Georgetown Court and fronts 50.0 (51.46 survey) feet along the cul-de-sac thereon.

Being the same property conveyed to Jayant K. Deshpande and spouse, Patricia Neal Scott, by Warranty Deed from James E. Rochlitz and Jean Rochlitz, Co-Trustees of the James E.Rochlitz and Jean Rochlitz Family Trust, dated November 20, 2002 and recorded on November 25, 2002, of record in Doc. No. 20021125-0146195, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5190 Page 37, said Register's Office, which Plan shows a 200 foot minimum building setback line from Tyne Boulevard and areas designated for sewage soil absorption systems.

This instrument is executed on behalf of Jayant K. Deshpande by Patricia N. Scott pursuant to a Power of Attorney executed by him on the 25th day of March, 2011, of record in Instrument No. 20110401-0025276 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 1477 Georgetown Court, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2011 .

Jayant K Deshpande by Patricia N Scott, Atty-In-Fact — Patricia Neel Scott

Jayant K. Deshpande By: Patricia N. Scott, Atty-in-Fact

Patricia Neel Scott

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2011 , before me the undersigned authority, personally appeared **Patricia Neel Scott** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $515,000.00

Affiant

Sworn and subscribed before me this 31st day of March, 2011

Notary Public

My Commission Expires: 1/6/14

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Wldoc: Deed Wty—12/92

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Patricia N. Scott** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jayant K. Deshpande** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"

To
Warranty Deed

FROM: Jayant K. Deshpande and Patricia Neel Scott

TO: Daniel Barton and Sari Barton

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Patricia N. Scott

Patricia N. Scott, Affiant

Sworn to and subscribed before me this 31st day of March, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011