Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110026478 DEEDWARR
Recvd: 05/04/11 13:36 2 pgs
Fees:13.00 Taxes:562.40
20110504-0034276

02-1104-47340

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2011.

Notary Public
My commission expires: 5.8.12

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Janice Kesler 9026 Sawyer Brown Road Nashville TN 37221	Franklin Synergy Bank 3301 Aspen Grove Franklin TN 37067	142-09-0-H-12 4

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cheryl L. Sulc, unmarried, and Beverly J. Cheffins, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Janice Kesler, married, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 9026, together with the carport designated No. 9026-C on the plan of River Plantation, Section IX, Phase II-E, (erroneously referenced as Section II, Phase II-E in prior deed), a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section IX, Phase II-E, (erroneously referenced as Section II, Phase II-E in prior deed), Condominium Apartments, of record in Book 7900, Pages 583 and 584, Register's Office for Davidson County, Tennessee, and described in a Master Deed record in Book 8061, Page 341, and further described in annexation document of record on Book 9053, Page 256, amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven G. Sulc and wife, Cheryl L. Sulc and Robert H. Cheffins and wife, Beverly J. Cheffins, as Joint Tenants with the rights of survivorship by deed from James T. Dean, Sr. and wife, Glendora B. Dean, dated August 15, 2002, recorded August 19, 2002, of record in Instrument No. 20020819-0100059, said Register's Office.

Steven G. Sulc and Cheryl L. Sulc, were divorced by Final Decree of the Circuit Court for Williamson County, Tennessee, Docket No. 09048, Steven G. Sulc, conveyed his interest in subject property to Cheryl L. Sulc, by Quitclaim Deed dated May 8, 2009, recorded February 9, 2011, of record in Instrument No. 20110209-0011368, said Register's Office. Robert H. Cheffins died on June 9, 2006 leaving Cheryl L. Sulc and Beverly J. Cheffins as the sole surviving tenants.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 9026 Sawyer Brown Road, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29th day of April, 2011.

Cheryl L. Sulc

Beverly J. Cheffins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cheryl L. Sulc and Beverly J. Cheffins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29th day of April, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
1/19/14