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

BILL GARRETT, Davidson County
Trans:T20110050388 DEEDWARR
Recvd: 08/17/11 08:21 2 pgs
Fees:13.00 Taxes:3478.00
20110817-0063274

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $940,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 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:**
Larry M. Bartels 324 Walnut Drive Nashville, TN 37205	Franklin Synergy Bank 3301 Aspen Grove Dr. #200 Franklin, TN 37067	Map and Parcel No.: 116 110 07800

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, **Edgar David Broadhurst, III**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Martin Bartels and wife, Denise Evangeline Murphy Bartels,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 324 Walnut Drive, Nashville, TN 37205

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.

Elizabeth O. Broadhurst, spouse of Edgar David Broadhurst, III joins in the execution of this instrument to convey any marital interest she may have by virtue of her marriage to the said Edgar David Broadhurst, III.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2011.

Edgar David Broadhurst, III

Elizabeth O. Broadhurst by
Elizabeth O. Broadhurst
BY: Edgar David Broadhurst, III, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edgar David Broadhurst, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edgar David Broadhurst, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Elizabeth O. Broadhurst and is authorized by the said Elizabeth O. Broadhurst to execute this instrument on her behalf.

Witness my hand, at Office, this 15th day of August, 2011.

Notary Public

My Commission Expires:____

GEORGE E. HOOD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Walnut Grove Subdivision, of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edgar David Broadhurst, III and wife, Elizabeth O. Broadhurst, by deed dated January 31, 1989, from Jeanne P. Zerfoss, unmarried, of record in Book 7763, page 216, Register's Office for Davidson County, Tennessee. Being further conveyed to Edgar David Broadhurst, III by quitclaim deed from Elizabeth O. Broadhurst of record in Book 11341, page 70, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 2, Register's Office for Davidson County, Tennessee.