# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110050502 DEEDWARR
Recvd: 08/17/11 10:16 2 pgs
Fees:13.00 Taxes:1073.00

20110817-0063422

R-VRE-11-1306

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 15th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: March 3, 2015 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paige M. Skiba | FRANKLIN SYNERGY BANK | |
| 1306 Porter Avenue (ADDRESS) | 3301 Aspen Grove Dr, Ste 200 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Franklin, TN 37027 (CITY) (STATE) (ZIP) | 83-3-46.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KELLY L. CAISSIE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAIGE M. SKIBA, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEING PARTS OF LOT NOS. 25 AND 26 ON THE PLAN OF SHARP AND HORN'S 5TH ADDITION, OF RECORD IN BOOK 332, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY STEPHEN A. DRAPER, SURVEYOR, DATED MAY 23, 1954; AND FURTHER DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION SURVEY BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC., DATED SEPTEMBER 15, 2003, LICENSE NO. 1838, AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF PORTER ROAD, SAID POINT BEING LOCATED (1) NORTHERLY 58 FEET ALONG THE WESTERLY MARGIN OF PORTER ROAD FROM THE INTERSECTION THEREOF WITH THE NORTHERLY MARGIN OF MCKENNIE AVENUE, FORMERLY CARTER STREET, AND (2) AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JOE S. RICHARDSON AND WIFE, BY DEED FROM DOLLY WHITE PARKER AND HUSBAND, OF RECORD IN BOOK 2290, PAGE 299, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID RICHARDSON'S PROPERTY WESTWARDLY 210.45 FEET TO A POINT IN THE LINE BETWEEN LOT NOS. 24 AND 25 ON SAID PLAN; SAID POINT BEING LOCATED NORTHWARDLY 61 FEET ALONG THE LINE BETWEEN SAID LOTS 24 AND 25 FROM THE NORTHERLY MARGIN OF MCKENNIE AVENUE; THENCE WITH THE LINE BETWEEN SAID LOTS 24 AND 25 NORTHWARDLY 101.43 FEET TO A POINT; SAID POINT BEING LOCATED (1) SOUTHWARDLY 29.27 FEET ALONG THE LINE BETWEEN SAID LOTS 24 AND 25 FROM THE SOUTHERLY MARGIN OF A 13.5 FOOT ALLEY AND (2) AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO DAVID L. COOK AND WIFE, ET AL, BY DEED FROM DOLLY WHITE PARKER, OF RECORD IN BOOK 5234, PAGE 208, SAID REGISTER'S OFFICE; THENCE WITH THE SOUTHERLY LINE OF SAID COOK'S PROPERTY EASTWARDLY 231.0 FEET TO AN IRON PIN IN THE WESTERLY MARGIN OF PORTER ROAD, SAID IRON PIN BEING LOCATED SOUTHWARDLY 67.73 FEET ALONG THE WESTERLY MARGIN OF PORTER ROAD FROM AN IRON PIN AT THE INTERSECTION OF THE WESTERLY MARGIN OF PORTER ROAD AND THE SOUTHERLY MARGIN OF SAID 13.5 FOOT ALLEY; THENCEWITH THE WESTERLY MARGIN OF PORTER ROAD SOUTHWARDLY 75.6 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KELLY L. CAISSIE BY WARRANTY DEED FROM DONNA LOUISE SAGER, UNMARRIED, RECORDED ON THE 22ND DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080422-0041020, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 332, PAGE 70; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1306 Porter Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 15th day of August, 2011.

Kelly L. Caissie

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly L. Caissie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Box 8