WARRANTY DEED

G-VRES-11-4309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(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
Theodore Pins	Franklin Synergy Bank	
4309 Colorado Avenue	(NAME) 3301 Aspen Grove Drive Suite 200	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	103-4-256.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we LUEHRSEN CONSTRUCTION, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THEODORE PINS, UNMARRIED, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF THE NORTHERLY PART OF BLOCK NO. 30 OF THE MAP OF A PART OF SYLVAN PARK, AS OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF BLOCK NO. 30 FRONTS 63 FEET ON THE SOUTHERLY SIDE OF COLORADO AVENUE, FORMERLY 9TH AVENUE, AND RUNS BACK 160 FEET ON THE WESTERLY LINE AND 161 FEET, MORE OR LESS, ON THE EASTERLY LINE TO AN ALLEY AND MEASURES 33 FEET THEREON, THE WESTERLY LINE OF SAID PROPERTY BEING 63 FEET EAST OF THE EASTERLY MARGIN OF 44TH AVENUE NORTH, FORMERLY 3RD STREET.

BEING THE SAME PROPERTY CONVEYED TO LUEHRSEN CONSTRUCTION, LLC BY WARRANTY DEED FROM BARNEY LEE CRAFT AND DENNIS PAUL CRAFT AND BRENDLE REGENA CRAFT, RECORDED ON THE 2ND DAY OF JULY, 2010 IN INSTRUMENT NO. 20100702-0051972, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS: ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 104 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4309 Colorado Avenue, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans:T20110057752 DEEDWARR
Recvd: 09/16/11 14:43 2 pgs
Fees:13.00 Taxes:1961.00
20110916-0072143

Witness my/our hand(s) this 15th day of September, 2011.

Luehrsen Construction, LLC

BY: _____
Paul J. Luehrsen, Chief Manager

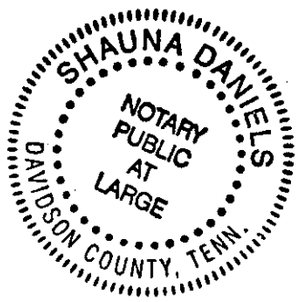
STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of September, 2011, before me personally appeared Paul J. Luehrsen, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Luehrsen Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public

My Commission Expires: 11/7/12



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