THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110058377 DEEDWARR
Recvd: 09/20/11 13:23 2 pgs
Fees:13.00 Taxes:758.50
20110920-0072831

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***205,000.00.

Affiant

Subscribed and sworn to before me this 16th day of September, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Douglas T. Wilkening
3703 Brush Hill Road
Nashville, Tennessee 37216

SEND TAX BILLS TO

Franklin Synergy Bank
3301 Aspen Grove Drive
Suite 200
Franklin, Tennessee 37067

MAP & PARCEL NOS.

MAP 061-12-0
PARCEL 148.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Five Thousand and 00/100 Dollars ($***205,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, James M. Downing, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Douglas T. Wilkening and Janelle Wilkening, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 34 on the Map of Riverwood Subdivision of record in Plat Book 547, page 62, Register's Office for Davidson County, Tennessee, and part of old Brush Hill Road shown on said plan, as now abandoned, and described as follows:

BEGINNING at a point in the westerly margin of Brush Hill Road, as now widened, and located 120 feet more or less 120 feet more or less north as measured along the margin of said road, from the northerly margin of Plymouth Avenue, being the northeast corner of the property conveyed to Charles S. Boyce and wife, by deed of record in Book 2013, page 453, said Register's Office; thence with Boyce's north line, westerly 217 feet more or less to a point which is North 1 deg. 15' west 75.5 feet from the northerly margin of Plymouth Avenue, and being said Boyce's northwest corner; thence North 1 deg. 15' west 84.5 feet more or less to a point; thence north 80 degrees east 214.3 feet more or less to a point in the westerly margin of Brush Hill Road, as now located; thence with the margin of the same southerly 102.3 feet to the beginning.

Being the same property conveyed to A. H. Downing and wife, Margaret C. Downing, by Warranty Deed dated January 28, 1952, from Robert W. Gregory and wife, Helen L. Gregory, of record in Book 2036, page 49, Register's Office for Davidson County, Tennessee; the said A. H. Downing having since died leaving Margaret C. Downing as the surviving tenant by the entirety; the said Margaret C. Downing having subsequently died, devising the property to James M. Downing by Will of record in Will Instrument No. 4055/748117, Probate Clerk's Office, Davidson County, Tennessee.

This is not the personal residence of the Grantor or his spouse.

This is improved property known as 3703 Brush Hill Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 14th day of September, 2011.

James M. Downing

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 James M. Downing, the bargainor, 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 and official seal this 14th day of September, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY