THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2011.

Notary Public
My Commission Expires: May 6, 2013

BILL GARRETT, Davidson County 11091260
Trans:T20110071059 DEEDWARR
Recvd: 11/10/11 10:26 2 pgs
Fees:13.00 Taxes:1443.00
20111110-0087994

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B

PREPARED BY: RETURN TO:
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Timothy S. O'Brien and<br>Erin C. O'Brien<br>5408 Camelot Road<br>Brentwood TN 37027 | ~~New Owner~~ Franklin Synergy Bank<br>3301 Aspen Grove Dr.<br>ste 200<br>Franklin, TN 37067 | Tax Parcel ID No.<br>15902000300 |

**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, **Karl Benjamin Schnelle, Jr. and wife, Mary Dabney Schnelle, Trustees U/A/D April 26, 1996 of the Schnelle Joint Revocable Living Trust Agreement** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy S. O'Brien and Erin C. O'Brien, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 3, PLAN OF CAMELOT ACRES, SECTION 1, as shown on plat of record in Plat Book 3700, Page 98, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from James E. Patterson and wife, Evelyn Patterson to Karl B. Schnelle, Jr. and wife, Mary D. Schnelle as recorded on the 6th day of November, 1967 in Deed Book 4187, Page 37 and Quitclaim Deed from Karl B. Schnelle, Jr. and wife, Mary Dabney Schnelle, individually to Karl Benjamin Schnelle, Jr. and wife, Mary Dabney Schnelle, Trustees U/A/D April 26, 1996 of the Schnelle Joint Revocable Living Trust Agreement as recorded on the 29th day of April, 1996 in Deed Book 10030, Page 244, in the Register's Office of Williamson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CAMELOT ACRES, SECTION 1, as recorded in Plat Book 3700, Page(s) 98

This is improved property located at 5408 Camelot Road Brentwood TN 37027

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of November, 2011.

Schnelle Joint Revocable Living Trust Agreement U/A/D April 26, 1996

Karl Benjamin Schnelle Jr., Trustee

Mary Dabney Schnelle, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl Benjamin Schnelle, Jr. and wife, Mary Dabney Schnelle, Trustees U/A/D April 26, 1996 of the Schnelle Joint Revocable Living Trust Agreement, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of the Schnelle Joint Revocable Living Trust Agreement, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of November, 2011.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014