THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***270,000.00.

Affiant

BILL GARRETT, Davidson County
Trans:T20110075577 DEEDWARR
Recvd: 12/01/11 08:28 2 pgs
Fees:13.00 Taxes:999.00
20111201-0093350

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 30th day of November, 2011.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Wesley P. Thayer 4708 Elkins Avenue Nashville, Tennessee 37209	Franklin Synergy Bank 3301 Aspen Grove Drive Suite 200 Franklin, Tennessee 37067	MAP 091-15-0 PARCEL 340.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($***270,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Mirjana Lukich, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Wesley P. Thayer and Sheila A. Thayer, 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 the "Exposition" Block, shown on the plan of Charlotte Park Company's First Addition, as shown on plat of record in Book 57, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEGINNING at a point on the northerly margin of Elkins Avenue, 115.0 feet east of 48th Avenue North, formerly Seventh Street; thence east with Elkins Avenue, 55.0 feet to a point; thence at right angles northerwardly 150.0 feet; thence westwardly, parallel to the northerly margin of Elkins Avenue, 55.0 feet; thence at right angles southwardly 150.0 feet to the point of beginning.

Being the same property conveyed to Mirjana Lukich, a single woman, by Warranty deed dated September 29, 2000, from Valerie M. Johnson and Deborah C. Martin and Brenda Kay Raines Burkett of record in Instrument 20001006-0099464 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4708 Elkins Avenue, Nashville, Tennessee 37209.

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 she 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 2012 and all future years; the current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, 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 herself, her 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 30th day of November, 2011.

Mirjana Lukich

Mirjana Lukich

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 Mirjana Lukich, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY