THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110080442 DEEDWARR
Recvd: 12/20/11 10:56 2 pgs
Fees:13.00 Taxes:999.00

20111220-0099219

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Hamilton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Dec., 2011.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Miller	Franklin Synergy Bank	MAP 021
3780 Bear Hollow Road	3301 Aspen Grove Dr, Ste 200	PARCEL 325
Joelton, TN 37080	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas M. Murphy, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Miller and wife, Christabel Lorene Miller**

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:

Beginning at a point in the center of Bear Hollow Road, and with Lonnie Baxter's East line (DB636 pg 65), North 2 44' 57" East 1312.10' to a 36" Black Oak in Cora Shull Cooper's South line (D84482 PG 198). Thence, through Cooper's Southeast corner, then with Lonnie Baxter's South line, South 87 29' 40" East 869.8 to an iron pin (new) (DB 636 PG65). This point is a common corner with William Presley (DB 7595 PG 481). Thence, with Presley's West line, a total of nine calls; South 3 50' 04" East 291.70', South 16 55' 58" West 151.50', South 47 24' 26" West 147.00', South 72 16' 48" West 75.4', South 44 15' 50" West 87.6', South 57 24' 46" West 73.5', South 43 31' 36" West 76.0, South 28 53' 16" West 283.4' and South 13 23' 58" West 143.0' to a point in the center of Bear Hollow Road. Thence, with the centerline, on an arc with a Delta of 40 12' 02", a radius of 149.10', a chord of 102.50' and a chord bearing of South 81 57' 18" West. Thence continuing on the centerline, South 64 54' 59" West 97.3'. Thence, on an arc with a Delta of 15 48' 24", a radius of 811.90, an arc of 224.0', a chord of 223.30' and a chord bearing of South 59 21' 35" West to the point of beginning, containing 18.11 acres more or less according to a survey by John Franklin RLS 1700, dated November 18, 1995.

Being the same property conveyed to Thomas M. Murphy,unmarried, by deed from Billy G. Garrett and wife Rebecca Garrett of record in Book 9870 page 9, Registers Office for Davidson County, Tennessee, dated November 20, 1995. Thomas M. Murphy having since married, his spouse Alisa M. Murphy joins in this conveyance waiving any marital interest she may have in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3780 Bear Hollow Road, Joelton, TN 37080.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15 hand(s) this the 15th day of December, 2011.

Thomas M. Murphy

Alisa M. Murphy

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 **Thomas M. Murphy** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

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

My Commission expires: May 8, 2012

Notary Public R. L. MOORE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Alisa M. Murphy** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

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

My Commission expires: May 8, 2012

Notary Public R. L. MOORE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN