This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $185,900.00.

Affiant

Subscribed and sworn before me this the 16 day of April, 2012.

Notary Public
My commission expires: May 6, 2013

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

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles W Hughes 5132 Stallworth Drive Nashville, TN 37220	Franklin Synergy Bank 3301 Aspen Grove Drive Ste 200 Franklin, TN 37067	160-4-6

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID KENNETH WILLIAMS AND RICHARD DOUGLAS WILLIAMS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES W. HUGHES AND PAIGE L HUGHES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 164 on the Plan of Brentwood Hall, Sec. VI, as of record in Book 2331, page 20, Register's Office for said County, and described as follows:

Beginning at a point in the west margin of Stallworth Drive, at the corner of Lots Nos. 164 and 165; thence with the line between said Lots westerly 141 feet to a corner of Lot No. 177; thence with the line between Lots Nos. 164 and 177; South 142 feet to the north margin of Oakley Drive; thence with the margin of the same, Easterly 116 feet to the beginning of a curve; Northeasterly 39.3 feet to the west margin of Stallworth Drive; thence with the margin of the same, northerly 117 feet to the beginning.

Being the same property conveyed to Kenneth L Williams and wife, Audrey D Williams by deed from Woodbine Homes, Inc. dated August 8, 1961 of record in Book 3277, page 605, said Register's Office.

The said Audrey D. Williams having since died on April 3, 2006 leaving the said Kenneth L. Williams as her sole surviving spouse. The said Kenneth L. Williams having since since died on February 5, 2011 leaving David Kenneth Williams and Richard Douglas Williams his heirs at law. (See Affidavit of Heirship of record in Instrument No. 20120423 0034368

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5132 Stallworth Drive, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 16th day of April, 2012.

David Kenneth Williams

Richard Douglas Williams

BILL GARRETT, Davidson County
Trans: T20120029323 DEEDWARR
Recvd: 04/23/12 10:59 2 pgs
Fees: 13.00 Taxes: 687.83
20120423-0034369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Kenneth Williams and Richard Douglas Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2012.

My commission expires:
11/7/12

Notary Public

MARK BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY