WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-413-0483

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

CRT File No. 12040568

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120036283 DEEDWARR
Recvd: 05/17/12 09:28 2 pgs
Fees:13.00 Taxes:950.90
20120517-0042679

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

Subscribed and sworn to before me, this15th day of May, 2012.

Notary Public
My Commission Expires: 7-25-12

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Graves and Elizabeth Graves 977 Davidson Dr Nashville TN 37205	Franklin Synergy Bank 3301 Aspen Grove Ste 200 Franklin, TN 37067	Tax Parcel ID No. 115-02-0-021.00

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, **Morgan A. Hillenmeyer and Leigh Hearne now known as Leigh Hearne Hillenmeyer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Graves and Elizabeth Graves, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made April 16, 1991 by John Kohl, Surveyor as follows:

Beginning at a point in the Westerly margin of Davidson Drive, said point being 400.8 feet North of the Northeast corner of Lot No. 8 on the Plan of Glenwood, as of record in Book 2854, Page 17; Register's Office for said County, being the Northeast corner of a parcel of land conveyed to Mary Love Matthews by deed from H.L. Crowder and wife, of record in Book 3029, Page 39, said Register's Office; thence with the North line of the Matthews land Westerly 135 feet to a point in the center of a creek; thence with the center of said creek North 4 degrees West 101.55 feet and North 17 degrees 38 minutes West 20 feet to a point in the Southwest corner of a parcel of land conveyed to H.L. Kelly, III and wife, Arlene Rains Kelly by deed from H.L. Crowder and wife, of record in Book 3177, Page 545, said Register's Office; thence with the South line of same, Easterly 151 feet to the Westerly margin of Davidson Drive, thence with the Westerly margin of said Drive, South 1 degree 40 minutes West 120 feet to the beginning.

Being the same property conveyed to Morgan A. Hillenmeyer, unmarried and Leigh Hearne, unmarried as joint tenants with right of survivorship by Warranty Deed from Irene Ma, married, recorded on the 2nd day of February, 2007 in Instrument No. 20070202-0013839, in the Register's Office of Davidson County, Tennessee as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20120418-0033092, Register's Office for Davidson 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.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 977 Davidson Dr Nashville TN 37205.

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 15th day of May, 2012.

Morgan A. Hillenmeyer

Leigh Hearne Hillenmeyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Morgan A. Hillenmeyer and Leigh Hearne Hillenmeyer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2012.

Notary Public

My Commission Expires: 7-25-12

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014