THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12050920** Mail BILL GARRETT, Davidson County Trans:T20120045705 DEEDWARR Recvd: 06/20/12 15:28 2 pgs Fees:13.00 Taxes:707.63 20120620-0054230	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: ~~$191,250.00~~ Affiant Subscribed and sworn to before me this 14th day of June, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Christopher M. Shearer 1011 Downey Drive Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Franklin Synergy Bank 3301 Aspen Grove Dr #300 Franklin TN 37067	Tax Information: Tax Parcel ID No. 115-01 21.00

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, **Elizabeth Atler, Trustee of The Anne M. Jones Living Trust, established by the Revocable Trust Agreement of Anne M. Jones, dated May 26, 2004** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher M. Shearer**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 19, BROOK MEADE ADDITION, SECTION ONE, as shown on plat of record in Plat Book 2663, Page 53, 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 Anne M. Jones to Anne M. Jones, Trustee of The Anne M. Jones Living Trust, established by the Revocable Trust Agreement of Anne M. Jones, dated May 26, 2004 as recorded on the 19th day of August, 2004 in Instrument No. 20040819-0100145 and Warranty Deed from Charles E. Conrad Jr. and wife, Jeanette L. Conrad to Robert F. Jones and wife, Anne M. Jones as recorded on the 27th day of February, 1963 in Deed Book 3507, Page 65, in the Register's Office of 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE ADDITION, SECTION ONE, as recorded in Plat Book 2663, Page(s) 53.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1011 Downey Drive 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 14th day of June, 2012.

Elizabeth Atler - Trustee
Elizabeth Atler, Trustee

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Atler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the trustee of The Anne M. Jones Living Trust, established by the Revocable Trust Agreement of Anne M. Jones, dated May 26, 2004 , the maker or a constituent of the maker and 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 14th day of June, 2012.

Notary Public

My Commission Expires: AUGUST 4, 2013

ALLAN B. ARANETA
COMM. # 1857004
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
MY COMM. EXP. AUG. 4, 2013