BILL GARRETT, Davidson County
Trans: T20120046756 DEEDWARR
Recvd: 06/25/12 13:37 2 pgs
Fees: 13.00 Taxes: 2257.00
20120625-0055536

WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

R-VRES-12-2405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Jessica Adams
Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/1/15
(AFFIX SEAL)

JESSICA L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin R. Goldberg	Franklin Synergy Bank	
2405 Belmont Blvd (ADDRESS)	3301 Aspen Grove Drive (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	104-16-0-295.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HARMONY KORINE, AND WIFE, RACHEL KORINE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN R. GOLDBERG AND TARA MARIE TOCCO, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 177 ON THE PLAN OF BELMONT LAND CO'S PLAN OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT 1:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERN THREE (3) FEET OF THE NORTHERLY ONE-HALF OF LOT NO. 177 ON THE PIAN OF BELMONT LAND COMPANY'S PIAN CALLED BELMONT HEIGHTS, OF RECORD IN PLAT BOOK 421 , PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY; SAID PART OF SAID 1OT BEING THEE (3) FEET OFF THE SOUTH SIDE OF THE NORTHERLY ONE-HALF OF LOT 177 AND FRONTS THREE (3) FEET ON THE WEST SIDE OF BELMONT BOULEVARD, RUNNING BACK BEEN PARALLEL LINES 175 FEET, MORE OR LESS, TO AN ALLEY.

TRACT 2:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY HALF OF LOT 177 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS AND OF RECORD IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY; SAID SOUTHERLY HALF OF LOT 177 FRONTS 54 FEET ON THE WEST SIDE OF BELMONT BOU1EVD D EXTENDS BACK ON A SOUTH LINE WITH THE NORTH LINE OF LOT 178, 175 FEET TO ALLEY, (THENCE) RUNNING THE (SAID) ALLEY NORTHERLY 45 FT TO THE SOUTHERLY LINE OF THE NORTHERLY HALF OF LOT NO. 177; THENCE WITH SAID SOUTHERLY LINE OF NO-HALF OF LOT 177, 175 FEET TO BELMONT BOULEVARD.

BEING THE SAME PROPERTY CONVEYED TO HARMONY KORINE AND WIFE, RACHEL KORINE BY DEED FROM REBEKAH KORINE, A MARRIED PERSON, OF RECORD AT INSTRUMENT NO. 20110511-0036191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 29, 2011. BEING THE SAME PROPERTY CONVEYED TO REBEKAH KORINE, MARRIED, HARMONY KORINE AND WIFE, RACHEL KORINE BY DEED FROM REBEKAH KORINE, A MARRIED PERSON OF RECORD AT INSTRUMENT NO. 20080225-0018485, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 31, 2007.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 34 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2405 Belmont Blvd, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 6th day of June, 2012.

Harmony by [signature] attorney in fact.

Harmony Korine by Rachel Korine,
Attorney in Fact

[signature]

Rachel Korine

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2012, before me personally appeared Rachel Korine to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Harmony Korine and who acknowledged she executed the same as the free act and deed of the said Harmony Korine,

Witness my hand and official seal, this the 6th day of June, 2012.

[signature]

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES 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, Rachel Korine, the within named 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 the 6th day of June, 2012.

[signature]

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903