THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30477-03-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 26th day of June, 2012. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: John Catignani 325 50th Avenue North Nashville, TN 37209	**Send Tax Bills To:** Franklin Synergy Bank 3301 Aspen Grove Drive, Ste. 200 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 091 150 21700

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, **Curtis Groves and wife, Faith Groves**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Catignani** and wife, Diane Catignani ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 325 50th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20120047262 DEEDWARR
Recvd: 06/27/12 09:39 3 pgs
Fees: 18.00 Taxes: 888.00
20120627-0056194

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of June, 2012.

Curtis Groves

Faith Groves
By Curtis Groves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Curtis Groves and Faith Groves** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis Groves, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therin contained , and who further acknowledged that he is the Attorney-in-Fact for Faith Groves and is authorized by Faith Groves to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of June, 2012.

Notary Public

My Commisssion Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Block 9 on the map of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of Block 9 fronts 50 feet on the westerly side of 50th Avenue North, formerly Ninth Street, and runs back between parallel lines, parallel with and 50 feet south of the southerly margin of Park, formerly First Avenue, 160 feet to a dead line.

Being the same property conveyed to Curtis Groves and wife, Faith Groves, by deed dated January 18, 2012, from Barbara J. Wilson, unmarried, of record in Instrument No. 20120120-0005683, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.