THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***294,000.00.

Affiant

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

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 25 day of July, 2012.

Notary Public

My Commission Expires: 8. 20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Rababa N. Al-Haddad 314 Rosebank Avenue Nashville, Tennessee 37026	Franklin Synergy Bank 3301 Aspen Grove Drive Suite 200 Franklin, Tennessee 37067	MAP 083-03-0 PARCEL 254.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Four Thousand and 00/100 Dollars ($***294,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Scott T. McLaughlin and Natalie C. McLaughlin, husband and wife, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Rababa N. Al-Haddad, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Plan of Resubdivison of Part of Lot 51 on the Plan of Brownsville, Plat of record as Instrument No. 20060330-0035940, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Scott T. McLaughlin and Natalie C. McLaughlin, husband and wife, by Quitclaim Deed dated October 23, 2007, from Natalie Cothran, now known as Natalie C. McLaughlin, a married woman, of record as Instrument No. 20071031-0128280 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 314 Rosebank Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20120055375 DEEDWARR
Recvd: 07/27/12 12:02 2 pgs
Fees:13.00 Taxes:1087.80
20120727-0066410

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Resubdivison of Part of Lot 51 on the Plan of Brownsville, Plat of record as Instrument No. 20060330-0035940 and the Plat Book 21, page 9, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 25 day of July, 2012.

Scott T. McLaughlin

Natalie C. McLaughlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott T. McLaughlin and Natalie C. McLaughlin, the bargainors, 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 and official seal this 25 day of July, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY