WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Kevin M. Boyle
Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-10-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-PP-12-313

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
Kevin M. Boyle	Franklin Synergy Bank (NAME)	
313 Sylvan Park Lane (ADDRESS)	3301 Aspen Grove Dr. #200 (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	104-1-F-28.00CO

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, I/we DAN E. MINOR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN M. BOYLE, UNMARRIED, 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 UNIT 28, WEST END STATION CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070712-0083315, AS AMENDED IN INSTRUMENT NO. 20071220-0146057, INSTRUMENT NO. 20080919-0095641, INSTRUMENT NO. 20081029-0108160 AND INSTRUMENT NO. 20090825-0080074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DAN E. MINOR BY DEED FROM WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD AT INSTRUMENT NO. 20090519-0046065, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 15, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 109; INSTRUMENT NUMBER 20070712-0083315, AS AMENDED IN INSTRUMENT NO. 20071220-0146057; INSTRUMENT NO. 20080919-0095641; INSTRUMENT NO. 20081029-0108160 AND INSTRUMENT NO. 20090825-0080074; INSTRUMENT NUMBER 20080421-0040206 AND INSTRUMENT NO. 20080505-0046041; INSTRUMENT NUMBER 20070425-0049064 AND INSTRUMENT NUMBER 20080505-0045999; INSTRUMENT NUMBER 20081017-0104357; INSTRUMENT NUMBER 20080805-0080550; BOOK 1851, PAGE 222; INSTRUMENT NUMBER 20070425-0049073; INSTRUMENT NUMBER 20070606-0067812; INSTRUMENT NUMBER 20070711-0082529; REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 313 Sylvan Park Lane, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans: T20120056128 DEEDWARR
Recvd: 07/31/12 11:05 2 pgs
Fees: 13.00 Taxes: 1026.75
20120731-0067357

Witness my/our hand(s) this 26th day of July, 2012.

Dan E. Minor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan E. Minor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of July, 2012.

Notary Public

My Commission Expires: 5-20-16

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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