WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-6-12
(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

R-PWR-12-4206

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
Charles E. Dillingham	Franklin Synergy Bank (NAME)	
4206 Farrar Avenue (ADDRESS)	3301 Aspen Grove Dr. Ste 300 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	131-02-0-189.00

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, I/we PAUL M. JOHNSON AND WIFE, MARY ANN MCCASLAND JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES E. DILLINGHAM AND LINDSAY L. DILLINGHAM, 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 LOT NO. 14, BLOCK 4 ON THE PLAN OF OVERTON HILLS OF RECORD IN PLAT BOOK 843, PAGE 66, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 14 FRONTS 100 FEET ON THE EASTERLY SIDE OF FARRAR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 230 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO PAUL M. JOHNSON, AND WIFE, MARY ANN MCCASLAND JOHNSON BY DEED FROM FRANK E. BAILEY AND WIFE, ALMA H. BAILEY OF RECORD IN BOOK 3183, PAGE 467, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 2, 1961.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 66, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4206 Farrar Avenue, Nashville, Tennessee 37215
(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:T20120061939 DEEDWARR
Recvd: 08/20/12 11:18 2 pgs
Fees:13.00 Taxes:1276.50
20120820-0074458

Witness my/our hand(s) this 17th day of August, 2012.

PAUL M JOHNSON BY DJ ATTORNEY IN FACT
Paul M. Johnson by David M. Johnson,
Attorney in Fact

MARY ANN McCASLAND JOHNSON BY DJ ATTORNEY IN FACT
Mary Ann McCasland Johnson by David M. Johnson, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of August, 2012, before me personally appeared David M. Johnson 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 Paul M. Johnson and Mary Ann McCasland Johnson and who acknowledged he/she/they executed the same as the free act and deed of the said Paul M. Johnson and Mary Ann McCasland Johnson.

Witness my hand and official seal, this the 17th day of August, 2012.

Notary Public

My Commission Expires: 5-20-14

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