BILL GARRETT, Davidson County
Trans:T20120064726 DEEDWARR
Recvd: 08/29/12 10:50 2 pgs
Fees:13.00 Taxes:1590.63
20120829-0077935

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $429,900.00

Affiant

Subscribed and sworn to before me, this 27 day of August 2012

Notary Public
My commission expires: 05-06-2013

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Box 526 Clematis Drive Nashville, TN 37205	FRANKLIN SYNERGY BANK 3301 Aspen Grove Drive, Ste. 200 Franklin, TN 37067	115060104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain, Trustee of the 526 Clematis Avenue Revocable Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel Box and spouse, Brittany Box,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Section Five West Meade Estates, as of record in Plat Book 3106, Page 73 Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Aerial Investment Properties, LLC by Warranty Deed from Federal Home Loan Mortgage Corporation, dated May 2, 2012 and filed on May 4, 2012 in Instrument Number 201205045-0038670, Register's Office of Davidson County, Tennessee.

Aerial Investment Properties, LLC a Tennessee limited liability company, conveyed all of it's interest in property to Trey Cain, Trustee of the 526 Clematis Avenue Revocable Trust by Quitclaim deed dated July 1, 2012 and recorded in Instrument No. 20120703-0058660, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 526 Clematis Drive, Nashville, TN 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 27th day of August, 2012.

Trey Cain, Trustee of the 526 Clematis Avenue Revocable Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the **Trustee of the 526 Clematis Avenue Revocable Trust** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the **Trustee of the 526 Clematis Avenue Revocable Trust.**

Witness my hand and official seal at Franklin, Tennessee, this the 27th day of August, 2012.

Notary Public

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-23-14

FILE NO: 2012082215