Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,900.00

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 28th day of September, 2012.

Notary Public
My commission expires:

My Commission Expires January 7, 2013

05-1208-65744

Address of New Owner:	Send Tax Bills to:	Tax Information
Shane D. Wilson 2903 Glenmeade Drive Nashville TN 37216	FRANKLIN SYNERGY BANK 3801 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067	072-11-0-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan H. Keen, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shane D. Wilson, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: MARRIED

Land in Davidson County, Tennessee, being the easterly part of Lot No. 17, on the Plan of Glenmeade Subdivision, of record in Book 974, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description. Subject property described according to survey of Southern Land & Associates, Inc., dated September 8, 1976, as follows:

Said part of Lot No. 17 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 142.5 feet on the northerly line and 145.7 feet on the southerly line to a dead line on which it measures 50 feet thereon.

Being the same property conveyed to Jerry L. Keen and wife, Susan H. Keen by deed from Audrey E. Hall and Phenix W. Hall, Jr., Co-Administrator's of the Estate of Phenix W. Hall, Jr., dated November 16, 1989, recorded November 17, 1989, of record in Book 7986, Page 297, Register's Office for Davidson County, Tennessee. The said Phenix W. Hall having since died.

Further being part of the same property conveyed to Susan H. Keen by Quitclaim Deed from Jerry L. Keen, dated July 15, 2004, recorded October 11, 2004, of record in Instrument No. 20041011-0122556, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the seller, nor the seller's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2903 Glenmeade Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120074534 DEEDWARR
Recvd: 10/02/12 14:55 2 pgs
Fees:13.00 Taxes:391.83
20121002-0089923

SHK

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 28th day of September, 2012.

Susan H. Keen

Susan H. Keen

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan H. Keen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of September, 2012.

Rachelle Caudill

State of Tennessee at Large

My Commission expires 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY