QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Cari Tiesi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 7, 2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-STM-12-4410

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael A. Ribas (NAME)	**Franklin Synergy Bank** (NAME)	
4410 Elkins Avenue (ADDRESS)	**3301 Aspen Grove Drive, Suite 200** (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Franklin, TN 37067** (CITY) (STATE) (ZIP)	**091-16-0-065.00**

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL A. RIBAS AND JENNIFER N. PITTA, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MICHAEL A. RIBAS AND JENNIFER RIBAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 19.0 FEET OF LOT NO. 309 AND THE EASTERLY 21.0 FEET OF LOT NO. 311 OF BLOCK NO. 13 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PARTS OF LOTS NO. 309 AND 311 FRONT TOGETHER 40.0 FEET ON THE NORTHERLY SIDE OF ELKINS, FORMERLY 2ND AVENUE, AND RUN BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. RIBAS, AN UNMARRIED MAN, JENNIFER N. PITTA, AN UNMARRIED WOMAN AND DAVID E. PITTA, A MARRIED MAN AS JOINT TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM REBECCA ROBIN SPARKS, UNMARRIED OF RECORD AT INSTRUMENT NO. 20090806-0073896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 2009. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. RIBAS, AN UNMARRIED MAN AND JENNIFER N. PITTA, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM MICHAEL A. RIBAS, AN UNMARRIED MAN, JENNIFER N. PITTA, AN UNMARRIED WOMAN AND DAVID E. PITTA, A MARRIED MAN OF RECORD AT INSTRUMENT NO. 20110621-0047637, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 17, 2011. SAID MICHAEL A. RIBAS AND JENNIFER N. PITTA HAVING SINCE MARRIED. JENNIFER N. PITTA IS NOW KNOWN AS JENNIFER RIBAS.

BILL GARRETT, Davidson County
Trans:T20120082793 DEEDQC
Recvd: 10/31/12 09:41 2 pgs
Fees:12.00 Taxes:0.00

20121031-0099857

This is
( ) unimproved
(X) improved

property known as **4410 Elkins Avenue Nashville, Tennessee 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **22nd** day of **October, 2012.**

MICHAEL A. RIBAS

JENNIFER RIBAS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL A. RIBAS AND JENNIFER RIBAS, 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 22nd day of October, 2012.

Notary Public

My Commission Expires: 5-28-14

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212