Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2012.

Notary Public
My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3010 WEST END AVE.
NASHVILLE, TN 37203

07-1210-84967

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan O'Hara	FRANKLIN SYNERGY BANK	141-06-0-A-068
7744 Poplar Ridge Drive	3301 ASPEN GROVE DR #200	
Nashville TN 37221	FRANKLIN, TN 37067	

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, William D. Passafiume and wife, Sara S. Passafiume, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan O'Hara and wife, Chelsea O'Hara, 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:

Land in Davidson County, Tennessee, being Lot No. 66 on the First Revision, Final Plat, Section Five, Poplar Ridge, a Planned Unit Development, of record in Plat Book 9700, Page 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William D. Passafiume and wife, Sara S. Passafiume, by deed from Stephen M. Sadler and wife, Donna M. Sadler, dated August 1, 2003, recorded August 1, 2003 in Instrument No. 20030801-0109678, Register's Office for Davidson County, Tennessee.

This instrument is executed pursuant to a Power of Attorney of record in Instrument No. 20121114-0104917, Register's Office for Davidson County, Tennessee.

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 7744 Poplar Ridge Drive, Nashville, TN 37221

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.

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:T20120086938 DEEDWARR
Recvd: 11/14/12 13:59 2 pgs
Fees:13.00 Taxes:555.00
20121114-0104918

WITNESS my hand this 7 day of November, 2012.

William D. Passafiume by Russ Passafiume, his attorney in fact

William D. Passafiume, by Russ Passafiume, his Attorney in Fact

Sara S. Passafiume, by Russ Passafiume, her attorney in fact

Sara S. Passafiume, by Russ Passafiume, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russ Passafiume, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for both William D. Passafiume and Sara S. Passafiume and that he is authorized by William D. Passafiume and Sara S. Passafiume to execute this instrument on their behalf.

Witness my hand in Franklin, TN, this 7 day of November, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: ~~14/07/12~~ 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016