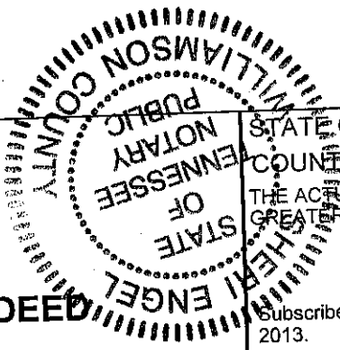


WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016
(AFFIX SEAL)

G-PP-13-600-12

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
Tyler Douglas Keith	Wilson Bank & Trust	
600 Garfield Street, #12 (ADDRESS)	207 Legends Drive (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	81-8-R-13.00 CO

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, we CHARLES S. HANKS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TYLER DOUGLAS KEITH, UNMARRIED, 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 UNIT 12, 600 GARFIELD, A TOWNHOME DEVELOPMENT, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20081223-0122393, AMENDED AT INSTRUMENT NOS. 20100517-0037813 AND 20111116-0089694, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHARLES S. HANKS, A SINGLE PERSON BY WARRANTY DEED FROM DOUBLE A DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 2ND DAY OF DECEMBER, 2010 IN INSTRUMENT NO. 20101202-0096043, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CHARLES S. HANKS BEING ONE AND THE SAME PERSON AS CHARLES HANKS AND CHARLES STEPHEN HANKS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 21, PAGE 105; MASTER DEED OF RECORD IN INSTRUMENT NO. 20081223-0122393, AS AMENDED IN INSTRUMENT NOS. 20100517-0037813 AND 20111116-0089694; EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NO. 20080317-0026307; EASEMENT TO COMCAST OF RECORD IN INSTRUMENT NO. 20090721-0068094; AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITY OF RECORD IN INSTRUMENT NO. 20080317-0026281; AND ANCHOR EASEMENT OF RECORD IN BOOK 8167, PAGE 491, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 600 Garfield Street, #12, Nashville, Tennessee 37208
(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.

Davidson County DEEDWARR
Recvd: 02/22/13 14:06 3 pgs
Fees:18.00 Taxes:629.00
20130222-0018025

Witness my/our hand(s) this 21st day of February, 2013.

Charles S. Hanks by John Gleaves, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of February, 2013, before me personally appeared John Gleaves 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 Charles S. Hanks and who acknowledged he/she/they executed the same as the free act and deed of the said Charles S. Hanks.

Witness my hand and official seal, this the 21st day of February, 2013.

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

