THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130016562 DEEDWARR
Recvd: 02/28/13 10:08 2 pgs
Fees:13.00 Taxes:2312.50

20130228-0019880

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***625,000.00.

Affiant

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me this 25th day of February, 2013.

Notary Public

My Commission Expires: March 8, 2016

ADDRESS OF NEW OWNER

Franklin B. McMillan
4303 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

Sumner Bank & Trust
240 West Broadway
Gallatin, TN 37066
New Owner

MAP & PARCEL NOS.

MAP 091-16-0
PARCEL 390.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty Five Thousand and 00/100 Dollars ($***625,00.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Hugh Haller and Alice Peacock-Haller, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Franklin B. McMillan,~~*married~~, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *and Leigh T. McMillan, Joint Tenants

BEING Lot No. 204 on the Plan of Block 10, Charlotte Park Company's First Addition of record in 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.

BEING the same property conveyed to Hugh Haller and wife, Alice Peacock-Haller, by Warranty Deed dated December 30, 2008, from Jeff C. Estepp of record as Instrument No. 20090106-0001185 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4303 Nevada Avenue, Nashville, Tennessee 32709.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Block 10, Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 25 day of February, 2013.

Hugh Haller

Alice Peacock-Haller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh Haller and Alice Peacock-Haller, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of February, 2013.

Notary Public

My Commission Expires: 8.21.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY