This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $725,000.00.

Affiant

Subscribed and sworn before me this the 12th day of April, 2013.

Notary Public
My commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/16/13 11:43 3 pgs
Fees:18.00 Taxes:2682.50
20130416-0037776

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Poile 4312 Lone Oak Dr Nashville, TN 37215	Franklin Synergy Bank 3301 Aspen Grove Dr Franklin, Tn 37067	131-7-T-1 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHESNUT ENTERPRISES LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN POILE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Unit No A 4312 Lone Oak Townhomes, a Horiztonal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of 4312 Lone Oak Townhomes of record in Instrument No. 20120404-0028824, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Chesnut Enterprises, LLC by Deed from Larry G. Miller and wife, Elaine B. Miller of record in Instrument No. 20111104-0086116; dated 10/28/11; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4312 Lone Oak Dr, Nashville, TN 37215.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Witness my hand this the 12th day of April, 2013.

Chesnut Enterprises LLC

Chesnut, member

By: Michelle Chesnut, Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michelle Chesnut, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon LLC oath acknowledged HERSELF to be the MEMBER of the within named bargainor, a LLC, and that LLC, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said MICHELLE CHESNUT as such MEMBER.

Witness my hand and official seal this 12th day of APRIL, 2013.

My Commission Expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

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

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY