BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF **APRIL, 2013.** Notary Public MY COMMISSION EXPIRES: **May 5, 2015** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSH GRUNER, ET UX	**FRANKLIN SYNERGY BANK**	**071-11-0-216.00**
(NAME) **1410 PENNOCK AVENUE**	(NAME) **3301 ASPEN GROVE DR., SUITE 200**	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) **FRANKLIN, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **THOMAS HAEHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSH GRUNER AND MEREDITH GRUNER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 323, 324 and 325 on the plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Said Lots front 25 feet each on the westerly side of Pennock Avenue, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Thomas Haehn from Julia Two Inc. by deed dated September 23, 2010 of record as Instrument No. 20100929-0077603, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130032421 DEEDWARR
Recvd: 04/19/13 13:29 2 pgs
Fees:13.00 Taxes:592.00
20130419-0039226

unimproved ( )
This is improved(X) property, known as **1410 PENNOCK AVENUE, NASHVILLE, TN 37207**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 19 day of **April, 2013.**

Thomas

THOMAS HAEHN

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 **Thomas Haehn**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19 day of April, 2013.

My commission expires: **May 5, 2015**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON