WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

BILL GARRETT, Davidson County
Trans:T20130033859 DEEDWARR
Recvd: 04/25/13 09:12 2 pgs
Fees:13.00 Taxes:506.90
20130425-0040972

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 22 day of April, 2013.

Notary Public:

My Commission Expires: 6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jenna Wetherholt 2025 Oak Trail Drive Nolensville, TN 37135	Franklin Synergy Bank 3301 Aspen Grove Dr Ste 200 Franklin TN 37067	188-10-0-A-054.00CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Aaron T. Walker**, married, and **David M. Patton,** married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jenna Wetherholt,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 54, on the Plan of Carothers Crossing, Phase 2, Section I Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being part of the same property conveyed to Aaron T. Walker and David M. Patton by Special Warranty Deed from Pinnacle National Bank, dated June 25, 2010, recorded June 30, 2010 in Instrument No. 20100630-0050980, Register's Office for Davidson County, Tennessee.

Grantors represent and warrant that the property is not now and never has been the marital residence of either grantor. Therefore, the grantors spouses have not acquired any interest in the property.

This property is subject to:

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and Instrument No. 20080515-0049894, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 757, Page 3339 and Book 846, Page 3214, Register's Office for Rutherford County, Tennessee.

Master Restriction of record in Instrument No. 200740627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921-0099818, Instrument No. 20080515-0049892, and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.

Master Restriction of record in Book 757, Page 3304, Book 846, Page 3214 and Book 846, Page 3220, Register's Office for Rutherford County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2025 Oak Trail Drive, Nolensville, TN 37135

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, theirs and assigns forever. Grantors covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and as set forth herein.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 19th day of April, 2013.

Aaron T. Walker, by David M. Patton
His Attorney in Fact

David M. Patton
His Atty in Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, a Notary Public of said County and State, David M. Patton , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Aaron T. Walker ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

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

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named David M. Patton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075