File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130042960 DEEDWARR
Recvd: 05/22/13 15:05 2 pgs
Fees:13.00 Taxes:222.00
20130522-0051943

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52209
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Hayes Dawn Hayes 700 51st Ave. N Nashville, TN 37209	Franklin Synergy Bank 3301 Aspen Grove Suite 200 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 90-15-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$60,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Richard Roark and Joseph S. Roark and Teri Lynn Kennedy**, all the heirs at law of Barbara Jean Roark, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mark Hayes and wife, Dawn Hayes hereinafter called the **Grantee**, Grantee's 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. 621 on the Plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for said County.

Said Lot 621 fronts 82.0 feet on the easterly margin of River Rouge Drive and extends back 192.9 feet on the northerly line and 173.2 feet on the southerly line to a broken line in the rear, measuring 71.6 feet thereon.

Being the same property conveyed to Thomas M. Roark and wife, Barbara M. Roark by deed from Edgar Trent Winstead and wife, Delores Aileen Winstead, dated October 26, 1971, recorded October 28, 1971 in Book 4548, Page 559, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce, Docket No. 83D-625, in the Fourth Circuit Court for Davidson County, Tennessee, and of record in Book 8327, Page 759, subject property was vested solely in Barbara Jean Roark. The said Barbara M. Roark, also known as Barbara Jean Roark having since died leaving Thomas Richard Roark, Joseph S. Roark and Teri Lynn Kennedy as her only heirs at law. See Affidavit of Heirship attached hereto and recorded simultaneously herewith. #20130522005194 2.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is Subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 78, said Register's Office, which Plan shows a 40foot minimum building setback line from River Rouge Drive and a 10 foot easement for public utility purposes along the rear line, with an 8 inch sewer line and a manhole lying therein.

This is improved property, known as: 620 River Rouge Drive, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2013.

Thomas Richard` Roark

Joseph S. Roark

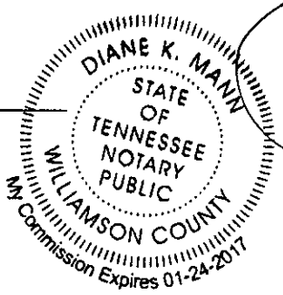
Teri Lynn Kennedy

State of TENNESSEE

County of DAVIDSON

On this 21st day of May, 2013 , before me the undersigned authority, personally appeared Thomas Richard` Roark, Joseph S. Roark and Teri Lynn Kennedy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of TENNESSEE

County of DAVIDSON

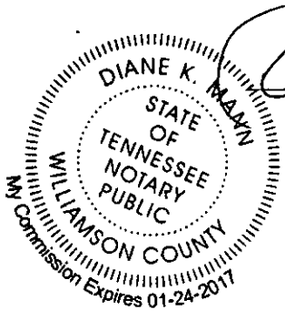
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Sworn and subscribed before me this the 21st day of May, 2013

My Commission Expires: _____



Notary Public