BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Brittany C McCauley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. McCauley	Franklin Synergy Bank	
(NAME)	(NAME)	
7105 Patten Ln.	3301 Aspen Grove Dr. Ste. 200	142-11-62
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ROBERT S. HITE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN J. MCCAULEY AND WIFE, BRITTANY C. MCCAULEY,** 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. 3 on the Plan of Valley West, Section Two of record in Plat Book 3600, Page 86, 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 Robert S. Hite by Warranty Deed from Leo T. Hampel, Trustee of the Leo T. Hampel Revocable Living Trust, u/a/d December 4, 1996, as amended and restated of record in Instrument Number 20120514-0041425, Register's Office for Davidson County, Tennessee, dated May 11, 2012, recorded on May 14, 2012.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 3600, page 86, said Register's Office; and (c) easements of record in Book 9981, page 186, Book 10268, page 244, Book 3833, page 789 and Book 3838, page 501, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7105 Patten Ln., Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20130054874 DEEDWARR
Recvd: 06/28/13 09:27 2 pgs
Fees:13.00 Taxes:784.40
20130628-0066548

Witness my hand this 27 day of June, 2013.

6-27-13

Robert S. Hite

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 Robert S. Hite , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 day of June, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017