WARRANTY DEED

G-VRES-13-1837

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Casey Zolezzi	Franklin Synergy Bank	
1837 Primrose Avenue	(NAME) 3301 Aspen Grove Drive, Suite 200	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Franklin, TN 37067	11704036200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EVAN D. STERN AND SARAH FULLERTON STERN, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT CASEY ZOLEZZI, MARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, MAP OF BELMONT TERRACE, ANNEX NO. 4, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 97, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EVAN D. STERN, UNMARRIED AND SARAH E. FULLERTON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM JENNIFER L. HARSH, N/K/A JENNIFER JONES, MARRIED, RECORDED ON THE 2ND DAY OF MAY, 2006 IN INSTRUMENT NO. 20060502-0050740, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EVAN D. STERN AND SARAH E. FULLERTON HAVE SINCE MARRIED. SARAH E. FULLERTON IS NOW KNOWN AS SARAH FULLERTON STERN.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 974, PAGE 97 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1837 Primrose Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130057971 DEEDWARR
Recvd: 07/08/13 15:19 2 pgs
Fees:13.00 Taxes:1109.63
20130708-0070447

Witness my/our hand(s) this 26th day of June, 2013.

Evan D. Stern by John Gleaves, Attorney In Fact

Sarah Fullerton Stern by John Gleaves, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EVAN D. STERN AND SARAH FULLERTON STERN and who acknowledged he executed the same as the free act and deed of the said EVAN D. STERN AND SARAH FULLERTON STERN.

Witness my hand and official seal, this the 26th day of June, 2013.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903