BILL GARRETT, Davidson County
Trans:T20130071904 DEEDWARR
Recvd: 08/20/13 13:52 3 pgs
Fees:18.00 Taxes:185.00

20130820-0087761

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

Subscribed and sworn to before me, this 16th day of August, 2013.

Notary Public:

My Commission Expires: 11/5/2014

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Curtis Groves 400 Lovell Ave Nashville, TN 37209	New Owner Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	91-14-6

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, Charles Howard DeMoss, Yvonne D. DeMoss, Mallory P. DeMoss, Daniel A. DeMoss, Karen D. Daye, and Dana DeMoss , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Curtis Groves and wife, Faith J. Groves, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being the easterly part of Lots Nos. 186 and 187 on the Map of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for said County described as follows:

Beginning on the line between Lots Nos. 187 and 188 at at point 125 feet east of the easterly margin of Newton Avenue; thence with said line eastwardly 81 feet to the center of alley; thence with the center of said alley northwardly 86.5 feet, more or less to a point 6 feet east of the northeast center of Lot No. 186; thence with the northerly line of Lot No. 186 westwardly 86 feet to a point 125 feet east of the easterly margin of Newton Avenue; thence southwardly 115 feet to the beginning.

Being the same property conveyed to Marjorie Faye DeMoss by Quitclaim Deed from Joseph DeMoss(unmarried), Charles Howard DeMoss and wife, Ethel Marie DeMoss, dated August 10, 1998, recorded August 31, 1998, in Book 1108, page 111, Register's Office for Davidson County, Tennessee. Marjorie Faye DeMoss is now deceased. The Grantors herein are the living heirs at law for Marjorie Faye DeMoss as evidevced by the Affidavit of Heirship, recorded in Instrument No._____, Register's Office for Davidson County, Tennessee.

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Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 332, Page 137, Register's Office for Davidson County, Tennessee.

2013 Davidson County taxes; a lien not yet due and payable.

All restrictive covenants, terms, conditions, contracts, provisions, zoning oridinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the herein described property, but only to the extent that same are still in effect.

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

This is improved property, known as: 400 Lovell Avenue, Nashville, TN 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 Grantees. Grantors covenant with said Grantees that they 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 encumbrances of record.

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 16th day of August, 2013.

Charles Howard DeMoss by Dana DeMoss his attny in fact
Charles Howard DeMoss by Dana DeMoss His Attorney in Fact

Yvonne D. DeMoss by Dana DeMoss, his attny in fact
Yvonne D. DeMoss by Dana DeMoss His Attorney in Fact

Mallory P. DeMoss by Dana DeMoss her attny in fact
Mallory P. DeMoss by Dana DeMoss His Attorney in Fact

Daniel A. DeMoss by Dana DeMoss, his attny in fact
Daniel A. DeMoss by Dana DeMoss His Attorney in Fact

Karen D. Daye by Dana DeMoss, her attny in fact
Karen D. Daye by Dana DeMoss His Attorney in Fact

D. DeMoss
Dana DeMoss

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 Dana DeMoss, in her capacity as Attorney-in-fact for Charles Howard DeMoss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of August, 2013.

Commission Expires: 06/24/2015

Notary Public: Gregory D. Vadner

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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 Dana DeMoss, in her capacity as Attorney-in-fact for Yvonne D. DeMoss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of August, 2013.

Commission Expires: 06/24/2015

Notary Public: Gregory D. Vadner

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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 Dana DeMoss, in her capacity as Attorney-in-fact for Mallory P. DeMoss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of August, 2013.

Commission Expires: 06/24/2015 Notary Public: Gregory D. Vadner

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 Dana DeMoss, in her capacity as Attorney-in-fact for Daniel A. DeMoss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of August, 2013.

Commission Expires: 06/24/2015 Notary Public: Gregory D. Vadner

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 Dana DeMoss, in her capacity as Attorney-in-fact for Karen D. Daye, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of August, 2013.

Commission Expires: 06/24/2015 Notary Public: Gregory D. Vadner

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 , Dana DeMoss, the grantor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of August, 2013.

Commission Expires: 06/24/2015 Notary Public: Gregory D. Vadner

This Instrument Prepared By:

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