File-G-25332-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$229,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of August, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

JOHN COOK STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Augustin A. Montalto	**Franklin Synergy Bank**	**Map 118-07-0 Parcel 149-00**
603 West Iris Drive	**3301 Aspen Grove**	
Nashville, Tennessee 37204	**Franklin, TN 37067**	

FOR AND IN 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,

A&M Land Partners, a Tennessee general partnership, having as its sole partners, Joseph A. Campen and Michael L. Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Augustin A. Montalto

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. 22, Block "C", as shown on the Plan of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to EMR Associates, Inc. by Deed dated October 28, 1993 from James G. Kidd and wife, Nancy B. Kidd, of record in Book 9132, Page 509, Register's Office for Davidson County, Tennessee, and further conveyed to A&M Land Partners, a Tennessee General Partnership, having as its sole partners, Joseph A. Campen and Michael L. Hughes, by Quitclaim Deed dated April 1, 2009, from EMR Associates, Inc., of record in Instrument No. 20090415-0034328,and corrected in Instrument No. 20090526-0048164, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **603 West Iris Drive, Nashville, Tennessee 37204**

BILL GARRETT, Davidson County
Trans:T20130076715 DEEDWARR
Recvd: 09/05/13 09:03 2 pgs
Fees:13.00 Taxes:847.30
20130905-0093518

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.

Witness its hand by its duly authorized officer this **30th** day of **August, 2013.**

A&M Land Partners, a Tennessee general partnership

By: Michael Hughes Gen Ptr

Michael L. Hughes, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Michael L. Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of the A&M Land Partners, within named bargainor, a Tennessee general partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee general partnership by himself as such General Partner.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2013.**

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/13/17