WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/14 07:22 2 pgs
Fees:13.00 Taxes:925.00
20140228-0017138

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of February, 2014.

Notary Public
My Commission expires: 11-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
David J. Childers	Franklin Synergy Bank	08116037500
2017 Pointe Barton Drive	722 Columbia Avenue	
Lebanon, TN 37087	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Trustees of the Roger W. Haskins Jr. and Ellen S. Haskins Revocable Trust Agreement**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **David J. Childers** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Part of Lot 155, D.T. McGavock's First Addition, as shown on plat of record in Plat Book 10, Pages 606 to 609, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 155 fronts 55 feet on the northerly side of Jefferson Street and extends back between parallel lines 180 feet to the southerly margin of Madison Street.

Being the same property conveyed to Roger W. Haskins Jr. and wife, Ellen S. Haskins from LGR, Inc., by Warranty Deed on February 13, 2007, of record in Instrument Number 20070216-0020025, Register's Office for Davidson County, Tennessee. Further conveyed to The Roger W. Haskins, Jr. and Ellen S. Haskins Revocable Trust Agreement as to a 75% undivided interest as tenants in common with Dennis E. Beckwith and Rhonda R. Beckwith as to the remaining 25% undivided interest from Roger W. Haskins Jr. and wife, Ellen S. Haskins, by QuitClaim Deed on October 17, 2007, of record in Instrument Number 20071023-0125255, Register's Office for Davidson County, Tennessee. Further conveyed to The Trustees of the Roger W. Haskins Jr. and wife, Ellen S Haskins Revocable Trust Agreement from Dennis E. Beckwith and Rhonda R. Beckwith as to their 25% undivided interest by QuitClaim Deed on April 9, 2013, of record in Instrument Number 20130415-0037399, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20060124-0009271 and amended in Instrument Number 20121018-0095849, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1044-1046 Jefferson Street, Nashville, TN 37208-2556**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 26, 2014.

The Trustees of the Roger W. Haskins Jr. and Ellen S. Haskins Revocable Trust Agreement

Roger W Haskins, Trustee
Roger W. Haskins, Jr. Trustee

Ellen S. Haskins, Trustee
Ellen S. Haskins, Trustee

STATE OF New York

COUNTY OF Ontario

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Roger W. Haskins, Jr., Trustee and Ellen S. Haskins, Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 26, 2014

My commission expires October 5, 2017

Karen L Piczkur
Notary Public

KAREN L. PICZKUR
Notary Public, State of New York
No. 01PI6212105
Qualified in Wayne County
Commission Expires Oct. 5, 20 17

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE