WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$83,500.00.**

Affiant

Subscribed and sworn to before me this 21st day of February, 2014

Notary Public
My Commission expires: 11.6-17
(Affix Seal)

Davidson County DEEDWARR
Recvd: 03/03/14 09:31 2 pgs
Fees:13.00 Taxes:308.95
20140303-0017623

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:
Wayne J. Flatt	Franklin Synergy Bank	10808008800
613 Cherry Glen Circle	3301 Aspen Grove Drive, Suite 200	
Nashville, TN 37215	Franklin, TN 37067	

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, **Albert A. Schloezer and Kathy A. Schloezer 2001 Revocable Living Trust,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wayne J. Flatt and Sarah M. Trahern, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 246A, Zone Lot Division, Lots No. 244, 245 and 246, Section 2, on the Plan of Larchwood, of record in Book 5800, Page 280, Amending Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Albert Schloezer and wife, Kathy Schloezer from The Oakmont Group, LLC, a Delaware Limited Liability Company by Warranty Deed on February 19, 2008, of record in Instrument Number 20080220-0016627, Register's Office for Davidson County, Tennessee. Further conveyed to Albert A. Schloezer and Kathy A. Schloezer 2001 Revocable Living Trust from Albert Schloezer and wife, Kathy Schloezer by QuitClaim Deed on May 21, 2008, of record in Instrument Number 20080528-0054169, 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 5800, Page 280, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5681, Page 532; Book 568, Page 696; Book 6011, Page 130; Book 6137, Page 474 and Book, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3224 Trails End, Nashville, TN 37214**

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 27, 2014.

Albert A. Schloezer and Kathy A. Schloezer 2001 Revocable Living Trust

By Albert A. Schloezer, Trustee

Kathy A. Schloezer, Trustee

STATE OF CALIFORNIA

COUNTY OF SOLANO

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Albert A. Schloezer, Trustee and Kathy A. Schloezer, 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 2/26/14

Notary Public

JOEL BORDEN
Commission # 2000001
Notary Public - California
Solano County
My Comm. Expires Feb 28, 2017

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