Address of New Owner:
Franklin Synergy Bank
722 Columbia Avenue
Franklin, Tennessee 37064

This instrument prepared by
J. Timothy Street
Attorney at Law
Suite 103, 236 Public Square
Franklin, Tennessee 37064

Send Tax Bills to:
Franklin Synergy Bank
722 Columbia Avenue
Franklin, Tennessee 37064

Map & Parcel 188100A8900CO

BILL GARRETT, Davidson County
Trans:T20140026169 DEEDTRS
Recvd: 04/17/14 12:57 4 pgs
Fees:23.00 Taxes:481.00
20140417-0032328

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 15, 2008 and recorded at Instrument No. 20080717-0073538, Register's Office for Davidson County, Tennessee, Don B. Smithson, a/k/a Don Bruce Smithson and Susan E. Smithson conveyed to Ashley P. Hill, III, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the Debt secured appointed J. Timothy Street as Successor Trustee by instrument recorded at Instrument No. 20140313-0021131, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary the said property was advertised for sale by the undersigned, in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 16th day of April, 2014 at 10:00 a.m. at the main entrance to the Davidson County Courthouse, 1 Public Square, Nashville, Davidson County, Tennessee 37201; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale Franklin Synergy Bank was the highest and best bidder and became the purchaser of said property for the sum of One Hundred Thirty Thousand and 00/100 ($130,000.00) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, J. Timothy Street, as Successor Trustee, does hereby grant, bargain, sale and convey to the said Franklin Synergy Bank ("Grantee") in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No.89 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, as of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Don B. Smithson a/k/a Don Bruce Smithson and wife, Susan E. Smithson, by Warranty Deed from W.H. Smithson, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20080717-0073537, Register's Office of Davidson County, Tennessee and being the same property conveyed to Ashley P. Hill, III, Trustee by Deed of Trust of record at Instrument No. 20080717-0073538, R.O.D.C.
>
> Property Address:
> 208 Birdnest Alley
> Nolensville, Tennessee 37135

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including but not limited to:

1. Covenants Conditions, Restrictions and Agreements, including the agreements to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Carothers Crossing of record in Instrument No. 20070627-0076581, Registers Office for Davidson County, Tennessee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreements to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Carothers Crossing of record in Instrument No. 20070627-0076582, made applicable in Instrument No. 20070821-0099818, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.
6. Easement for pipeline of record in Book 4588, page 484, Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648, Register's Office for Davidson County, Tennessee.
8. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee
9. Storm Water Detention Agreement of record in Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.
10. All existing highway, roadway and utility easements.
11. All applicable zoning ordinances and building regulations.
12. Metropolitan Government for Nashville and Davidson County taxes for the year 2012, an amount past due and owing as of March 14, 2014 in the amount of $2,264.50.
13. Metropolitan Government for Nashville and Davidson County taxes for the year 2013, an amount past due and owing as of March 14, 2014 in the amount of $1,241.82.
14. Metropolitan Government for Nashville and Davidson County taxes for the year 2014, an amount not yet due and payable.

TO HAVE AND TO HOLD, the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee in fee simple forever, to whom the said J. Timothy Street, Successor Trustee, warrants the title to the aforesaid property against the lawful claims of all persons claiming to by, through or under him as Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, J. Timothy Street, as Successor Trustee, has caused this instrument to be executed this 16th day of April, 2014.

SUCCESSOR TRUSTEE

State of Tennessee)
County of Williamson)

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared J. Timothy Street, the within named Successor Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2014.

Notary Public

My Commission Expires: 5/18/14

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I hereby swear or affirm that the actual consideration paid for this property is One Hundred Thirty Thousand and 00/100 ($130,000.00) 00/100 Dollars.

J. Timothy Street, Successor Trustee

Witness my hand and seal this 16th day of April, 2014.

Notary Public

My Commission Expires: 5/18/14

LESA L. KUPCHIK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY