WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140043108 DEEDWARR
Recvd: 06/18/14 11:30 2 pgs
Fees:13.00 Taxes:862.10

20140618-0053123

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $233,000.00.

Affiant

Subscribed and sworn to me on June 12th, 2014

NOTARY PUBLIC
My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Martin L. Donner 1111 Clifton Lane #A Nashville, TN 37204	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	118-09-0-259.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Roger D. Patton and Lori C. Patton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Martin L. Donner, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot(s) 1A, as shown on the map entitled Zone Lot of Lot One of the Revised Resubdivision of Lots 15 and 16, Noelton Subdivision, of record in Plat Book 6200, page 387, as amended in Book 6200, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
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> BEING the same property conveyed to Roger D. Patton and wife, Mary E. Patton and Lori C. Patton, by Warranty Deed from Peyton W. Hoge dated May 21, 2008 and recorded in Instrument No. 20080522-0052753, Register's Office for Davidson County, Tennessee. Mary E. Patton having since died on February 10, 2014 and property is vested in Roger D. Patton and Lori C. Patton as the surviving tenants by the entirety. Power of Attorney executed by Roger D. Patton to Brenda Zitzman dated June 10th, 2014, and recorded in Instrument No. 20140618 0053122, Register's Office. Power of Attorney executed by Lori C. Patton to Brenda Zitzman dated June 10th, 2014, and recorded in Instrument No. 20140618 0053121, Register's Office.
>
> This property is also known as improved property located at 1111A Clifton Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on June 12th, 2014.

Roger D. Patton by Brenda Zitzman as his attorney-in-fact
Roger D. Patton
By: Brenda Zitzman As His Attorney In Fact

Lori C. Patton by Brenda Zitzman as her attorney-in-fact
Lori C. Patton
By: Brenda Zitzman As Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, Brenda Zitzman, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Roger D. Patton and is authorized by Roger D. Patton to execute this instrument on behalf of Roger D. Patton.

Witness my hand and official seal on June 12th, 2014.

Dianne R. Sims
NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, in and for said County and State, Brenda Zitzman, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" for Lori C. Patton and is authorized by Lori C. Patton to execute this instrument on behalf of Lori C. Patton.

Witness my hand and official seal on June 12th, 2014.

Dianne R. Sims
NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY