THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***322,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20140056343 DEEDWARR
Recvd: 08/04/14 08:44 2 pgs
Fees:13.00 Taxes:1191.40
20140804-0069373

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 31 day of July, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Bryan Chambers 1037 Norfleet Drive Nashville, Tennessee 37220	Franklin Synergy Bank 722 Columbia Avenue Franklin, Tennessee 37064	MAP 145-12-0 PARCEL 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Two Thousand and 00/100 Dollars ($***322,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Carleen T. McGinn, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Bryan Chambers and Heather Gardner Chambers, husband and wife, (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:

BEING Lot No. 23 on the Plan of Lakeview Manor of record in Plat Book 2133, Page 39, 40 and 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Bruce W. McGinn and wife, Carleen T. McGinn, by Warranty Deed dated April 9, 1954, from F. N. McNeill, Jr., Executor and Trustee under the Will of Laura Lea Robertson, deceased, pursuant to the power and authority vested by said Will of record in Will Book 62, Page 119, Probate Court for Davidson County, Tennessee, and of record in Book 2275, page 130, in the Register's Office for Davidson County, Tennessee; the said Bruce W. McGinn having since died on May 20, 2012.

This instrument is being executed pursuant that certain Power of Attorney of record in Book 9635, page 746, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1037 Norfleet Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Lakeview Manor of record in Book 2133, pages 39, 40 and 41 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 31 day of July, 2014.

Carleen T. McGinn by Carl Wilson McGinn Attorney in Fact

Carleen T. McGinn by Carl Wilson McGinn, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carl Wilson McGinn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Carleen T. McGinn and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Carleen T. McGinn.

WITNESS my hand and official seal this 31 day of July, 2014.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY