STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF July, 2015

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-1949D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150055527 DEEDWARR
Recvd: 07/09/15 10:59 2 pgs
Fees: 13.00 Taxes: 407.00
20150709-0066693

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James S. Sweeney, III (NAME)	The Farmers Bank (NAME)	07206016500
1069 Zophi Street (STREET ADDRESS)	120 Village Drive (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Portland, TN 37148 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Russell R. Hiett and Jack S. Quinn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James S. Sweeney, III**, 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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 47 on the revised and corrected map of the Subdivision of CASPER ZOPHI'S PLACE, as shown by plat of record in Book 547, Page 21-22, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the northerly side of Zophi Street and runs back 137.8 feet on the westerly line and 142.5 feet, more or less on the easterly line to the southerly margin of Thomas Avenue, measuring 50 feet thereon.

BEING the same property conveyed to Russell R. Hiett and Jack S. Quinn, unmarried persons, as tenants in common with right of survivorship from James Franklin Johnson and wife, Niva C. Johnson, by Deed dated August 30, 1996, in Book 10177, Page 11, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 772, page 231, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 21-22, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1069 Zophi Street, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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.

Witness my/our hand(s) this 7th day of July, 2015.

Russell R. Hiett — July 07, 2015 Date

Jack S. Quinn — July 07, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Russell R. Hiett and Jack S. Quinn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of July, 2015.

My Commission Expires: 3/27/18

MICHAEL T. MASSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066