Box 14- 27457-4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-15-852

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lawrence F. Feloney, III	**Franklin Synergy Bank**	
(NAME)	(NAME)	**132-10-0-044.00**
852 Battery Lane	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM H. LASSITER, JR. AND CHARLES H. THARP, CO-TRUSTEES OF THE CLARENCE HOWARD NELSON IRREVOCABLE TRUST, DATED JANUARY 3, 1994,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAWRENCE F. FELONEY, III, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 (parcels 44 & 68) on the Plan of Mary Jean Hamilton Property, Lot 1 (Tract 1) and (Tract 2) of Plan of Curtiswood Estates II of record in Instrument Number 200911040102090, 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 William H. Lassiter Jr. and Charles H. Tharp, Co-Trustees of the Clarence Howard Nelson Irrevocable Trust, dated January 3, 1994 by Quitclaim deed from Ellen E. Tharp of record in Instrument No. 20130523-0052352 Register's Office for Davidson County, Tennessee, dated May 8, 2013 and recorded on May 23, 2013.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20091104-0102090, Register's Office of Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7624, Page 612, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1512, Page 141, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **852 Battery Lane , Nashville, Tennessee 37210**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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.

BILL GARRETT, Davidson County
Trans:T20150063396 DEEDWARR
Recvd: 08/03/15 09:18 2 pgs
Fees:13.00 Taxes:1683.50
20150803-0076127

Witness my/our hand(s) this the 30th DAY OF JULY, 2015.

The Clarence Howard Nelson Irrevocable Trust, dated January 3, 1994

BY: _____
William H. Lassiter
Co-Trustee

BY: _____
Charles Tharp
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. LASSITER, CO-TRUSTEE of THE CLARENCE HOWARD NELSON IRREVOCABLE TRUST, DATED JANUARY 3, 1994, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 30th of July, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LEY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES THARP, CO-TRUSTEE of THE CLARENCE HOWARD NELSON IRREVOCABLE TRUST, DATED JANUARY 3, 1994, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 30th of July, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LEY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212