State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2015.

Notary Public:

My Commission Expires: 2.6.2019

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 09/04/15 11:51 3 pgs
Fees:18.00 Taxes:958.30
20150904-0090433

WARRANTY DEED

LL# 8171-780

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075		
Name and Address and New Owner: Brendan G. Sullivan 1768 Merritt Street Old Hickory, TN 37138	Send Tax Bills To: New Owner Southern Bank of Tennesse 1499 N. Mt. Juliet Road Mount Juliet, TN 37122	Map/Parcel Number: 076090A02800CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James M. Sweatman, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brendan G. Sullivan, an unmarried man, and Kelly A. Adkisson, an unmarried woman, joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, TN, being Lot No. 28 on the Plan of Chandler Grove, of record in Book 7900, Page 796; Amended in Book 7900, Page 802, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Sweatman by Warranty Deed from Zaring Homes, Inc., dated July 21, 1997, recorded July 22, 1997 in Book 10538, Page 382, Register's Office for Davidson County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Book 7900, Page 796 and amended in Book 7900, Page 802, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, building set-back lines, and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 9480, Page 4, Register's Office for Davidson County, Tennessee.

Easements set forth in the instrument recorded in Book 1104, Page 400, Register's Office for Davidson County, Tennessee.

2015 Davidson County taxes; a lien not yet due and payable.

Property taxes for the year 2015; a lien not yet due and payable.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 321 Compass Point, Hermitage, TN 37076

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 3rd day of September, 2015.

James M Sweatman

James M. Sweatman

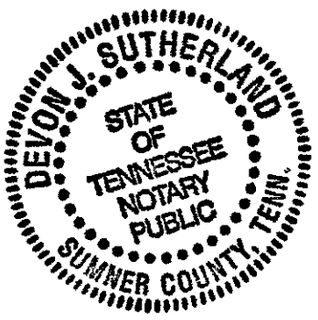
State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named James M. Sweatman, 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 3rd day of September, 2015.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland



ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16