WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to me on March 31, 2016.

Julie Coone
NOTARY PUBLIC

My Commission Expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29238SP

Davidson County DEEDWARR
Recvd: 04/04/16 09:34 3 pgs
Fees:18.00 Taxes:777.00
20160404-0031491

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Douglas A. Brooks Emory Christopher Martin 713 45th Avenue North Nashville, TN 37209	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	-091-12-0-068

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, **Devan McClish**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Douglas A. Brooks and Emory Christopher Martin**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot Nos. 94 and 96 of Block No. 59, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos 94 and 96 front together 50 feet on the westerly side of 45th Avenue North, formerly 4th Street and run back between parallel lines, with the southerly margin of Indian Avenue, 110 feet to an alley.

Being the same property conveyed to Devan McClish by Warranty Deed from Virgil T. Abernathy, Jr. and Teresa Annette Abernathy, husband and wife, of record as Instrument No. 20160307-0021702 in the Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been used as the primary residence of the parties.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as unimproved property located at 713 45th Avenue North, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, 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. 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 my/our hand(s) this 31st day of March, 2016.

Devan McClish

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 31, 2016, before me personally appeared Devan McClish to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 31, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE