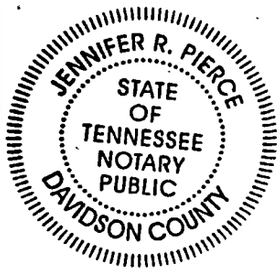
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/13/16 09:14 2 pgs
Fees:13.00 Taxes:777.00
20160513-0047733



STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this 6th day of May, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emory C. Martin	Franklin Synergy Bank	Map 082-03-0 Parcel 403.00
201 Acklen Park Drive Unit 10	722 Columbia Avenue	
Nashville, TN 37203	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Quiet Capital, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emory C. Martin, a married man and Brennan Curtis, a married man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of J.M. Eatherly's Addition to Nashville, of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly margin of Vaughn Street or Vaughn Avenue and extends back southwardly between parallel lines 173 feet to an alley.

Being the same property conveyed to Quiet Capital, LLC by Warranty Deed from Burnis Bandy dated April 21, 2016 of record in Instrument Number 20160422-0039475, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **328 Vaughn Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 6, 2016.

Quiet Capital, LLC

By: Tyler King, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tyler King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Quiet Capital, LLC the within named bargainor, a limited liability company and that as such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Quiet Capital, LLC as a Member.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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, Julie Coone, 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: 5-24-17

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