Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1328

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rya Ehle, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jade L. Novak, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 43, Plan of Subdivision for Phase 1 of Poplar Creek Estates, as shown on plat of record in Plat Book 6250, page 647, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particlular description of said property.

Being the same property conveyed to Rya Ehle, an unmarried woman, by deed from Marie Militana, an unmarried woman, dated May 29, 2009, of record as Instrument No. 20090609-0053499, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6304 Sweetgum Lane, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of August, 2015.

Rya Ehle

BILL GARRETT, Davidson County
Trans:T20150071464 DEEDWARR
Recvd: 08/24/15 13:31 2 pgs
Fees:13.00 Taxes:851.00
20150824-0085223

State of Tennessee)
County of Davidson)

On this 21st day of August, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rya Ehle, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 230,000.00.

Affiant

Sworn and subscribed before me on this the 21st day of August, 2015.

Notary Public

My Commission Expires: March 8 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jade Novak	Franklin Synergy Bank	155-08-0A-043.00
6304 Sweetgum Lane	722 Columbia Avenue	
Nashville, TN 37221	Franklin, TN 37064	