Return to: Bridgehouse Title

(1)

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Caitlyn M. Offerman 1134 Ardee Avenue Nashville, TN 37216	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	061150-11200

BILL GARRETT, Davidson County
Trans:T20160060491 DEEDWARR
Recvd: 07/14/16 14:01 2 pgs
Fees:13.00 Taxes:1627.63
20160714-0072435

THIS INDENTURE, made this 8th day of July, 2016 between

Terri B. Borders, married

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Caitlyn M. Offerman, a single woman and
Donald L. Offerman and Phylis M. Offerman, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee as follows to wit:

Being Lot No. 13 of Block "B" on the plan of the Resubdivision of Sunnymeade, of record in Book 974, Pages 56 & 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terri B. Borders, married by Warranty Deed dated 6/3/15 from Amanda Dean, as Trustee for The 1134 Ardee Avenue Trust of record in Instrument Number 20150608-0053399, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1134 Ardee Avenue, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Terri B. Borders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terri B. Borders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of July, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $439,900.00.

Terri B. Borders
Affiant

Sworn to and subscribed before me, this 8th day of July, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County