Davidson County DEEDWARR Recvd: 08/31/16 08:56 3 pgs Fees:18.00 Taxes:1017.50 **20160831-0091150**	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.** Affiant Subscribed and sworn to before me, this the 30th day of August, 2016. Notary Public My commission expires: 1-26-19 (AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan S. Bates	Franklin Synergy Bank	**181-10-0-A-071.00 CO**
6844 Scarlet Ridge Dr.	722 Columbia Ave	
Brentwood, TN 37027	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Travis B. Gregg, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan S. Bates and Victoria L. Bates, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of First Revision, Final Plat of Phase Two, Autumn Oaks Subdivision of record in Plat Book 11700, Page 64 and 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis B. Gregg by Warranty deed from Continental Development & Construction, Inc. of record in Instrument No. 20000908-0089347 Register's Office for Davidson County, Tennessee, dated August 31, 2000 and recorded on September 08, 2000.

The undersigned, My Vy Ngoc Tran, spouse of Travis B. Gregg, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6844 Scarlet Ridge Dr., Brentwood, TN 37027**.

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 do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

2277B

Witness my/our hand(s) this 30th day of August, 2016.

Travis B. Gregg

My Vy Ngoc Tran

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Travis B. Gregg and My Vy Ngoc Tran** , the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **August, 2016.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

