WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160078959 DEEDWARR
Recvd: 09/08/16 15:42 2 pgs
Fees: 13.00 Taxes: 880.60
20160908-0094789

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF SEPTEMBER, 2016

Notary Public

MY COMMISSION EXPIRES: 5/18/18
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Franklin Synergy Bank	MAP-PARCEL NO(S).
Bradley S. Tanner and Amy Kathryn Tanner	722 Columbia Ave.	173 09 0A 600.00
(NAME)	(NAME)	
2353 Alteras Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Eight Thousand And No/100 Dollars ($238,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Julia Troxell (formally known as Julia Miller) and husband, Christopher Adam Troxell***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bradley S. Tanner and Amy Kathryn Tanner, 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. 574 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Julia Miller, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated August 17, 2007 and recorded August 20, 2007 as Instrument No. 200708200099520, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

*Christopher Adam Troxell joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Julia Troxell (formally known as Julia Miller).

File Number: FRN-165376SSO

unimproved ☐

This is improved ☒ property, known as 2353 Alteras Drive, Nashville, TN 37211

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is 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.

Witness our hands this 2nd day of September, 2016.

Julia Troxell by Diane Crawford, Attorney- in- fact

Christopher Adam Troxell by Diane Crawford, Attorney- in- fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Diane Crawfordl, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Julia Troxell (formally known as Julia Miller) and husband, Christopher Adam Troxell, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Julia Troxell (formally known as Julia Miller) and husband, Christopher Adam Troxell, for the purposes therein contained.

Witness my hand and official seal, this the 2nd of September, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-165376SSO