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

39-B
File #16-1321

BILL GARRETT, Davidson County
Trans:T20160081379 DEEDWARR
Recvd: 09/16/16 11:15 2 pgs
Fees:13.00 Taxes:669.70
20160916-0097599

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 **Juan Rivera, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ian M. Salter, single man,** 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:**

Land in Davidson County, Tennessee, being Lot 202, Fair Oaks, Section Two, as shown on Plat of record in Plat Book 4460, pages 52 and 53, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Juan Rivera by Substitute Trustee's deed from Rubin Lubin TN, PLLC, Substitute Trustee, dated April 14, 2016, of record in Instrument No. 20160720-0074819, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicole Hastings, a Single woman, by deed from Rebecca J. Farley, by and through Lynn J. Green, Attorney in Fact, and husband, Douglas J. Farley, by and through Lynn J. Green, Attorney in Fact, dated September 2, 2009, of record in Instrument No. 20090916-00886490, 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: 201 Ocala 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 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 14th day of September, 2016.

Juan Rivera

State of Tennessee)
County of Davidson)

On this 14th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Juan Rivera, 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 DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 181,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of September, 2016.

Notary Public

My Commission Expires: 5/8/18

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

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ian Salter	Franklin Synergy Bank	162-6-179.00
201 Ocala Drive	722 Columbia Avenue	
Nashville, TN 37211	Franklin, TN 37064	