Davidson County DEEDWARR
Recvd: 10/13/16 14:27 3 pgs
Fees:18.00 Taxes:1739.00
20161013-0108457

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Alyna Payne
Affiant

Subscribed and sworn to before me, this the 12 day of October, 2016.

Ashley Ann Reiss
Notary Public
My Commission Expires: 2/9/2020

Ashley Ann Reiss
State of Tennessee
Notary Public
Williamson County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas Havron 2622 Miami Ave. Nashville, TN 37214	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	052-13-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Russell Boothe and Larry George**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Douglas Havron, a single man** 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. 43 on the Map of Woodale Grove Annex, Subdivision of Part of J. H. Gothard's Lands, as of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from this conveyance is a part of Lot No. 43 conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed from Gary Cooper and wife, Bessie Cooper, dated 2/21/66 and recorded 4/5/66 in Book 4002, Page 766, described as follows:

Being part of Lot No. 43 on the Plan of Woodale Grove Annex, as of record Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point, said point being the Northwest corner of Lot No. 43, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50 feet to a point; said point being the Northeast corner of Lot No. 43; thence Southerly along the Easterly margin of Lot No. 43, 30 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue, 50 feet to a point in the Westerly line of Lot No. 43; thence Northerly along the Westerly line of Lot No. 43, 31 feet, more or less, to the point of beginning.

Being the same property conveyed by Warranty Deed from Richard M. Anderson and Robert G. Anderson, Co-Trustees of the Testamentary Trust established under the Last Will & Testament of Bessie S. Cooper to Russell Boothe and Larry George, as recorded on the 21st day of December, 2015 in Instrument No. 20151221-0127706, in the Register's Office of Davidson County, Tennessee.

Subject property is investment property. It is not the primary or marital residence of either

Grantor, their respective spouses, and/or dependents, as defined by statute.

This is ☒ Improved OR ☐ Unimproved property located at: 2622 Miami Ave, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and 5) building restrictions.

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, have 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of October, 2016.

Russell Boothe

Russell Boothe

Larry George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Russell Boothe and Larry George**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of October, 2016.

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Amanda Vaughn

Notary Public
My Commission expires:
5/5/2020

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

