PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160106253 DEEDWARR
Recvd: 12/02/16 13:37 2 pgs
Fees:13.00 Taxes:2294.00
20161202-0126771

W & I Ref: (DM) Title No.: 58652
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Collin Brown Fawn Marie Holsombeck 905 Gilmore Avenue Nashville, TN 37204	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 11801029300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$620,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M Barrett Ward, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Collin Brown and Fawn Marie Holsombeck , husband and wife,** 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 No. 89 on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to M. Barrett Ward by Warranty Deed from Stephanie Christian and husband, Van E. Christian, II, dated December 31, 2001 and recorded on January 4, 2002 of record in Instrument No. 20020104-0001415, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 93, said Register's Office.

This is improved property, known as 905 Gilmore Avenue, Nashville, TN 37204

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 30th day of November, 2016.

M Barrett Ward

Rachel Ward

State of Tennessee

County of Davidson

On this 30th day of November, 2016, before me the undersigned authority, personally appeared M Barrett Ward and Rachel D. Ward, 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

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2016.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019