WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170052696 DEEDWARR
Recvd: 06/20/17 12:09 2 pgs
Fees: 13.00 Taxes: 965.70
20170620-0061927

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY COMMISSION EXPIRES 12-29-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Bartha	Franklin Synergy Bank	161-11-0F-029.00-CO
(NAME)	(NAME)	
5740 Amalie Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jean M. Rollins, an unmarried person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael Bartha and Matthew Bartha, tenants in common with the right of survivorship,** 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 Unit No. 29 on the Condominium Plat, Townhomes of Brentwood of record in Book 9700, Page 990, said Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description thereof.

Being the same property conveyed to Jean M. Rollins, unmarried by Warranty Deed from York Construction, LLC dated 8/15/01 and recorded 8/29/01 in Instrument Number 20010829-0093706, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5740 Amalie Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my/our hands this 15th day of June, 2017.

Jean M. Rollins

State of Tennessee
County of Davidson

Personally appeared before me, Jean M. Rollins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 173041

