File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170064612 DEEDWARR
Recvd: 07/27/17 14:21 2 pgs
Fees:13.00 Taxes:969.40
20170727-0076280

W & I Ref: (DM) Title No.: 59091
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carroll C. Rigler Jack Rush Hicks, Jr. 229 Morton Avenue Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 11914023900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$262,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Juliane Dawn Chaffee, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carroll C. Rigler and Jack Rush Hicks, Jr., as joint tenants with rights of survivorship,** 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. 44 on the Plan of William Lee Subdivision of Roth Property of record in Book 1130, page 67, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Juliane Dawn Chaffee, unmarried by Cash Deed for Tennessee, dated January 6, 2010 and recorded on January 11, 2010 of record in Instrument No. 2010011-0002322, 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; The Plan, with Owner's Certificate, of record in Book 1130, page 67, said Register's Office, which Plan shows a 35, foot minimum building setback line from Morton Avenue, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Restrictions of record in Book 1300, page 572, said Register's Office.

This is improved property, known as 229 Morton Avenue, 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 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 26th day of July, 2017.

Juliane Dawn Chaffee

State of Tennessee

County of Davidson

On this 26th day of July, 2017, before me the undersigned authority, personally appeared Juliane Dawn Chaffee, 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.

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

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $262,000.00.

Affiant

Sworn and subscribed before me this 26th day of July, 2017.

Notary

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