BILL GARRETT, Davidson County
Trans:T20170064825 DEEDWARR
Recvd: 07/28/17 09:39 2 pgs
Fees:13.00 Taxes:3903.50
20170728-0076522

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,055,000.00. Affiant Subscribed and sworn to before me, this the 26th day of July, 2017. Notary Public My commission expires: 12/6/18

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric R. Voss Brandi A. Voss	Franklin Synergy Bank	
2121 West Linden Ave.	722 Columbia Ave	104-15-0-327.00
Nashville, TN 37212	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SADDLEBACK CAPITAL GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC R. VOSS AND BRANDI A. VOSS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5 on the Plan of J. Leroy Davis Resubdivision of Lots 72, 73, 74, 75 and 76 in Plan of Belair of record in Plat Book 547, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fred C. Goad, Jr. by Warranty deed from The Vanderbilt University of record in Book 6135, page 185, Register's Office for Davidson County, Tennessee, dated September 09, 1983 and recorded on September 13, 1983.

Being the same property conveyed to Fred C. Goad by Quitclaim deed from Elizabeth H. Goad of record in Book 9989, page 926, Register's Office for Davidson County, Tennessee, dated March 15, 1996 and recorded on March 25, 1996.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Fred C. Goad and wife, Deana Goad of record in Instrument No. 20151019-0106256 Register's Office for Davidson County, Tennessee, dated October 16, 2015 and recorded on October 19, 2015.

Being the same property conveyed to Saddleback Capital Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151214-0125657 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 14, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2121 West Linden Ave., Nashville, TN 37212.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2017.

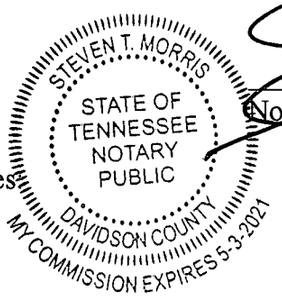
Saddleback Capital Group, LLC

Zach S. Todd, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Zach Todd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the authorized Member of Saddleback Capital Group, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of July, 2017.



Notary Public

My Commission Expires:

Return To:
Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130