Bill Garrett Davidson County
Batch# 40890 DEEDWARR
12/22/2017 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20171222-0130703

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $216,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2017.

Notary Public

(Notary Stamp)

My commission expires: 3/8/21

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Taylor C. M. Davis	Franklin Synergy Bank	149-15-0A-423.00-CO
1717 Bridgecrest Dr.	722 Columbia Avenue	
Antioch, TN 37013	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alex M. Pflipsen and Stephanie Pflipsen, Husband and Wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Taylor C. M. Davis, a single man

(hereinafter called the "Grantee"), his 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. 137 on the Plan of Phase Six, Cambridge Forest of record in Plat at Instrument No. 20070430-0051165, 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 Alex M. Pflipsen, a single man by Warranty deed from Racquel Crawford, unmarried of record in Instrument No. 20150827-0086834 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 27, 2015.

This is improved property known as 1717 Bridgecrest Dr., Antioch, TN 37013.

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of December, 2017.

Alex M. Pflipsen by Stephanie Pflipsen his attorney in fact
Alex M. Pflipsen by Stephanie Pflipsen
His Attorney-in-Fact

Stephanie Pflipsen
Stephanie Pflipsen

STATE OF KANSAS
COUNTY OF JOHNSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephanie Pflipsen** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Alex M. Pflipsen** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Alex M. Pflipsen** and is authorized by him to execute this instrument on his behalf.

This the 14 day of December, 2017.

Sharon Rogers
Notary Public

My Commission Expires: Jan. 10, 2018

SHARON ROGERS
Notary Public
State of Kansas
My Commission Expires 1-10-18

STATE OF KANAS
COUNTY OF JOHNSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Stephanie Pflipsen**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14 day of December, 2017.

Sharon Rogers
Notary Public
My Commission Expires: 1-10-18

SolomonParks File No. 70170505

SHARON ROGERS
Notary Public
State of Kansas
My Commission Expires 1-10-18

SP 11/2015

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY