39B

Bill Garrett Davidson County
Batch# 43691 DEEDWARR
01/03/2018 09:33:54 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20180103-0000768

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2017.

Notary Public

My commission expires: 3/8/18
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brentley Gore	Pinnacle Bank	**129-05-0-032.00**
209 Rolling Fork Ct	150 3rd Ave. S. #900	
Nashville, TN 37205	Nashville TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Carlisle Folger and wife, Jessica Grace Speltz-Folger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brentley Gore and Candis Gore, husband and wife

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 Lot No. 903, on the Plan of West Meade Farms Inc., Section XIII, as of record in Plat Book 2331, page 112, amended in Book 2742, page 259 and Book 5539, page 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Carlisle Folger and wife, Jessica Grace Speltz-Folger by Warranty deed from Roy H. Chockley and wife, Sherri T. Chockley of record in Instrument No. 20120328-0026447 Register's Office for Davidson County, Tennessee, dated March 27, 2012 and recorded on March 28, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **209 Rolling Fork Ct, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand(s) this 29th day of December, 2017.

James Carlisle Folger by Mary H. Folger his Attorney in Fact

James Carlisle Folger by Mary H. Folger his AIF

Jessica Grace Speltz-Folger by Mary H. Folger her Attorney in Fact

Jessica Grace Speltz-Folger by Mary H. Folger her AIF

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary H. Folger, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for James Carlisle Folger, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James Carlisle Folger, the within named bargainor by the said Mary H. Folger, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of December, 2017.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary H. Folger, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Jessica Grace Speltz-Folger, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Jessica Grace Speltz-Folger, the within named bargainor by the said Mary H. Folger, as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of December, 2017.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY