Bill Garrett Davidson County
Batch# 59203 DEEDWARR
02/15/2018 08:40:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180215-0014763

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$235,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of February, 2018.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacqueline F. Artis	Franklin Synergy Bank	082-07-0-185.00
327 Hancock Street	722 Columbia Avenue	
Nashville, TN 37207	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jason Hoffman, Michelle Sieler and Christina Teeple**, hereinafter called the GRANTOR(s), does hereby bargain, sell, convey and confirm unto **Jacqueline F. Artis, single woman,** herheirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 45 on the plan of East Nashville Real Estate Companys' Lots, of record in Book 57, page 11, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 45 fronts 50 feet on the northerly side of Hancock Street and runs back between parallel lines, 176 feet to an alley.

Being the same property conveyed to Christina Teeple, Michelle Sieler, and Jason Hoffman, from Regal Homes Company, by deed on January 15, 2016, of record in Instrument Number 20160119-0004703, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 57, page 11, Register's Office Davidson County, Tennessee.

This is improved property known as: **327 Hancock Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 12, 2018.

Jason Hoffman

Michelle Sieler

Christina Teeple

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **Jason Hoffman, Michelle Sieler and Christina Teeple**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 12, 2018

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
CHERRY COUNTY, TENN.