BOX 8

Warranty Deed

Bill Garrett Davidson County
Batch# 65204 **DEEDWARR**
03/05/2018 03:00:39 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20180305-0020713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2018.

Notary Public

My commission expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 12, 2018

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristin M. Rager	Franklin Synergy Bank	
1612 Forrest Avenue	722 Columbia Ave.	083-10-0-471.00
Nashville, TN 37206	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, **AUSTIN M. PARR AND MELANIE R. ROSSER-PARR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTIN M. RAGER, AN UNMARRIED WOMAN**, 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. 2 on the Plan of Re-Subdivision of Lot 40, Plan of Lockeland of record in Plat at Instrument No. 20151007-0102466, 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 a portion of the same property conveyed to Elevate Land Investments, LLC by Warranty deed from Mark D. Hamilton and wife, Lori M. Hamilton of record in Instrument No. 20150709-0066875 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 09, 2015.

Being the same property conveyed to Austin M. Parr and Melanie R. Rosser-Parr, husband and wife by Warranty deed from Elevate Land Investments, LLC of record in Instrument No. 20160420-0038470 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 20, 2016.

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 1612 Forrest Avenue, Nashville, TN 37206.

MRP

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 2nd day of March, 2018.

Austin M. Parr

Melanie R. Rosser-Parr

STATE OF UTAH
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Austin M. Parr and Melanie R. Rosser-Parr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of ~~March~~ February, 2018.

Notary Public

My Commission Expires: 10/4/2020

TANYA CAMPBELL
Notary Public - State of Utah
Comm. No. 691115
My Commission Expires on
Oct 4, 2020

MRP