WARRANTY DEED

Bill Garrett Davidson County
Batch# 83679 DEEDWARR
04/23/2018 11:23:51 AM 2 pgs
Fees: $13.00 Taxes: $1,098.90

20180423-0037953

R-PR-18-101

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler J. Harris and Caitlyn Goeden	**Franklin Synergy Bank**	
(NAME)	(NAME)	
101 Lutie Street	**722 Columbia Ave.**	**119-5-316.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. WOMACK, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER J. HARRIS AND CAITLYN GOEDEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 157 on the Map of Subdivision of Lots No. 3 and 4 and part of Lots 5 and 6 on the Plan of Cumberland Nurseries, of record in Plat Book 332, Page 148, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Womack, Jr., an unmarried man, by Warranty Deed from Kudzu Real Estate, Inc., recorded September 5, 2013 in Instrument No. 20130905-0093590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- 2018 Property Taxes and subsequent years.
- Plan of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **101 Lutie Street, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 the 20th DAY OF APRIL, 2018.

John W. Womack, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. WOMACK, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212