WARRANTY DEED

Bill Garrett Davidson County
Batch# 85676 DEEDWARR
04/27/2018 11:14:00 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20180427-0039828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

NSTRUMENT 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)
Matthew D. Mahaffey	**Franklin Synergy Bank**	
(NAME)	(NAME)	
1900 4th Avenue North	**722 Columbia Avenue**	**81-4-163.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**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, **ALAN REED LETSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW D. MAHAFFEY, A SINGLE PERSON,** 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. 26 on the Plan of E. L. Wood's Subdivision in North Nashville, of record in Plat Book 21, Page 30, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alan Reed Letson, unmarried, by Warranty Deed from John R. Sherrod, III, recorded June 15, 2016 in Instrument No. 20160615-0060775, Register's Office for Davidson County, Tennessee.

The above referenced property has never been the principal marital residence of the Grantor and his spouse.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 20, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1900 4th Avenue North, Nashville, Tennessee 37208.

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 24th DAY OF APRIL, 2018.

Alan Reed Letson

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN REED LETSON, 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: 9 May 2021
(SEAL)

BENITO A MEJIAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054018691
MY COMMISSION EXPIRES MAY 9, 2021

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