Bill Garrett Davidson County
Batch# 113292 **DEEDWARR**
07/09/2018 09:33:13 AM 2 pgs
Fees: $13.00 Taxes: $1,766.75

20180709-0065817

WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

2018-1178

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of July, 2018.

(Affix Seal) Notary Public
My Commission Expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Emerson Auvenshine 619 A Moore Avenue Nashville, TN 37203	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	105.07-0I-001.00 CO

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, I/we, **Green & Young Enterprises, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Emerson Auvenshine, a single man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Unit A as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 619 Moore Avenue, a horizontal property regime with private elements, as of record in Instrument No. 20140408-0029326, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Greene & Young Enterprises, LLC, an Alabama limited liability company, from Deep River Development, LLC, a Tennessee limited liability company, by Warranty Deed dated February 8, 2016 and recorded February 10, 2016 in Instrument No. 201602100012685, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 619 A Moore Avenue, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 6th day of July, 2018

Green & Young Enterprises, LLC
By: Richard Young, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Richard Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Green & Young Enterprises, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Green & Young Enterprises, LLC, as Managing Member.

Witness my hand and seal this 6th day of July 2018.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

