(1)

Karen Y Johnson Davidson County
Batch# 157088 DEEDWARR
11/06/2018 12:33:31 PM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20181106-0109966

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 03-08-21
File No. G18-3582

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel Box and Brittany Box (NAME)	Franklin Synergy Bank (NAME)	090-16-0-042.00
537 American Road (STREET ADDRESS)	722 Columbia Avenue (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Travis Patterson and Michelle Patterson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Box and Brittany Box, husband and wife**, HEREINAFTER CALLED THE GRANTEES, 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. 36 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2, 3, 4, 5 and 6, Register's Office for said County.

Said Lot No. 36 fronts 75.7 feet on the Southwesterly side of American Road and runs back 145 feet on the Northwesterly line and 146.2 feet on the Southeasterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed by Warranty Deed from The Estate of Leah G. McKenzie to Travis Patterson and Michelle Patterson, husband and wife, as recorded on the 22nd day of August, 2018 in Instrument No. 20180822-0083281, Register's Office for said County. See also Scriveners Affidavit of record in Instrument 20181030-0107265, Register's Office for said County. See also previous Warranty Deed from J. Douglas Wright and J. Douglas Wright, Jr. to Frank McKenzie and wife, Leah G. McKenzie, as recorded on the 20th day of November, 1957 in Deed Book 2704, Page 217, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION I, as recorded in Plat Book 2663, Page(s) 2, 3, 4, 5, 6, but deleting any covenant, condition or restriction indicating a

preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 537 American Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 5th day of November, 2018.

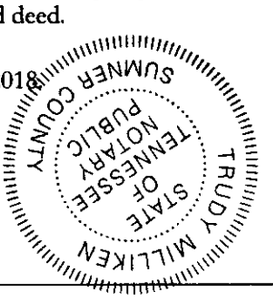
Travis Patterson

Michelle Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2018, before me personally appeared Travis Patterson and Michelle Patterson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 5th day of November, 2018.



Notary Signature
My commission expires: 7/19/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066