WARRANTY DEED

Karen Johnson Davidson County
Batch# 199502 **DEEDWARR**
02/27/2019 08:43:13 AM 2 pgs
Fees: $13.00 Taxes: $950.90

20190227-0017592

G-VRES-19-3200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Samantha K. Amezcua and Brandon McPhail	**Franklin Synergy Bank**	
(NAME)	(NAME)	
3200 River Walk Dr.	**722 Columbia Avenue**	**085-12-0A-054.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**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, **PROPERTY LINK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA K. AMEZCUA AND BRANDON MCPHAIL, BOTH UNMARRIED,** 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. 48 on the Plan of Rivers Edge, Section Three, Jackson Downs, Phase Two of record in Plat Book 9700, Page 689, 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 the same property conveyed to Steven M. Vollman, a married man by Warranty deed from Edward Vansickle and Cheralinn Vansickle, husband and wife of record in Instrument No. 20160812-0084250 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 12, 2016. (Value of consideration shown in aforementioned deed $165,000.00.)

Being the same property conveyed to Property Link, LLC by Quitclaim deed from Steven M. Vollman, a married man of record in Instrument No. 20170316-0025540 Register's Office for Davidson County, Tennessee, dated March 10, 2017 and recorded on March 16, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3200 River Walk Dr. Nashville, Tennessee 37214.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3200 River Walk Dr., Nashville, Tennessee 37214**.

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 ____ DAY OF FEBRUARY, 2019.

Property Link, LLC

BY: _____
Steven Michael Vollman, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Michael Vollman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Property Link, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of February, 2019.

Notary Public

My Commission Expires: 1-3-22

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

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY