This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $184,500.00.

Affiant

Subscribed and sworn before me this the 4th day of March, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 202187 DEEDWARR
03/06/2019 10:02:27 AM 2 pgs
Fees: $13.00 Taxes: $682.65

20190306-0020323

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephen L. Gause and David McCollum 2311 Shadow Ln Nashville, TN 37216	Franklin Synergy Bank 722 Columbia Ave. Franklin, TN 37064	073-05-0 110.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ERIC C. NANCE, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHEN LEE GAUSE AND DAVID GREGORY MCCOLLUM, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Riverwood Heights Subdivision, of record in Plat Book 1835, page 42, Register's Office for said County, and described more particularly as follows:

Beginning at a point in the northerly margin of Shadow Lane at the corner of Lots No. 5 & 6; thence with the line between said lots, northerly 180 feet to a point; thence easterly 75 feet to the corner of Lots No. 6 & 7; thence with the line between said lots, southerly 180 feet to the northerly margin of Shadow Lane; thence with the margin of the same, westerly 75 feet to the beginning.

Being the same property conveyed to Eric C. Nance, unmarried, by deed from Charlie Cleston Ray and wife, Evelyn Johnston Ray, dated 06/08/2001, of record in Instrument No. 20010614-0063004, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2311 Shadow Ln, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Verve Properties, LLC

Witness my hand this the 4 day of March, 2019.

Eric C. Nance

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eric C. Nance, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of March, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022