WARRANTY DEED

JENNIFER GEARY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

G-SRN-19-2403B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $707,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 218562 DEEDWARR
04/16/2019 01:42:30 PM 2 pgs
Fees: $13.00 Taxes: $2,617.75
20190416-0034841

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terri Anderson	Franklin Synergy Bank	
(NAME)	(NAME)	**105-14-0R-002.00-CO**
2403B Elliott Avenue	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, **KATHRYN DOUGLAS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERRI ANDERSON, 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, Unit No. B, 2403 Elliott Avenue Residences, as shown on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions for 2403 Elliott Avenue Residences of record at Instrument No. 20171221-0130228, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Kathryn Douglas, a married woman and Thomas Gallagher, a married man, as joint tenants with right of survivorship by Warranty deed from Richard A. Devries and Sara Devries, husband and wife of record in Instrument No. 20170905-0090649 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on September 05, 2017.

Being the same property conveyed to Kathryn Douglas, a married woman by Quitclaim deed from Kathryn Douglas, a married woman and Thomas Gallagher, a married man of record in Instrument No. 20180619-0058782 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

The above referenced property was investment property and has never been the principal marital residence for Kathryn Douglas and spouse, Joshua Douglas.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 194, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171221-0130228, Register's Office for Davidson County, Tennessee.
- Charter of 2403 Elliott Avenue Residences Homeowners' Association, Inc. of record in Instrument Number 20180109-0002776, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2403B Elliott Avenue, Nashville, Tennessee 37204**.

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 5th DAY OF APRIL, 2019.

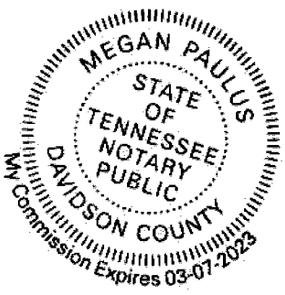
Kathryn Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN DOUGLAS, 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 5th of April, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/17
Notary' Seal (if on paper)

