Name and Address of New Owner:
Synergy One, LLC
1048 Signing Springs Road
Mount Juliet, TN 37122

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 220137 DEEDWARR
04/22/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20190422-0036402

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 071-07-0-092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sherrie Williams**, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Synergy One, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, to-wit: BEING PART OF LOTS NO. 40,41 AND 74 ON THE MAP OF J.B. HAYNIE'S ORIENTAL SUBDIVISION, as of record in Book 161, pages 26 and 27, in the Register's Office for Davidson County, Tennessee, and according to a survey by Z.J. Wilkinson, Surveyor, dated December 12, 1960, described as follows:

BEGINNING on the southerly margin of Duke Street at an iron pin located 50 feet west of the northeasterly corner of Lot No. 74; thence southerly and parallel to the westerly line of Lots No. 73 and 42, 114 feet to an iron pin; thence westerly, and parallel with the southerly margin of Duke Street, 89 feet to an iron pin in the easterly margin of a 10-foot driveway; thence northeasterly, parallel to and 10 feet east of the westerly lines of Lots No. 40 and 74, 122.5 to an iron pin on the southerly margin of Duke Street; thence easterly with said margin 43 feet to the beginning.

Being the same property conveyed to Sherrie D. Williams, by Julianne Ruegge, dated November 1, 2011 of instrument# 201111030085950, from the Register's Office for Davidson County, Tennessee.

This property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years; all matters as shown on the plan of record in Plat Book 161, Page 26-27, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 202 DUKE STREET, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of April, 2019.

Sherrie Williams (SEAL)
Sherrie Williams

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of April, 2019, before me personally appeared Sherrie Williams, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of April, 2019.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Julie Coone
Notary Signature
My commission expires: 5.3.2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $257,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of April, 2019.

Julie Coone
Notary Public
My commission expires: 5.3.2021
File No. 2019-88

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, 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 TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

