Karen Johnson Davidson County
Batch# 227759 DEEDWARR
05/09/2019 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20190509-0043526

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1298TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of May, 2019

Notary Public

Commission Expiration: 8-27-2022

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Synergy One, LLC 5912 Morrow Rd Nashville, TN 37209	**SAME AS NEW OWNER.**	091-06-0-025.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, WE, **Melissa Bessire, a single woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Synergy One, LLC** 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:

Property known as 5912 Morrow Rd Nashville, TN 37209, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Preliminary Plan of Morrow Road Subdivision, described according to a survey made by W.W. Turner Company, Engineers, August 7, 1947, as follows:

Beginning at a point on the northerly margin of Morrow Road 111 feet eastwardly from the northeast corner of said Morrow Road and 60th Avenue; thence with the northerly margin of said Morrow Road, south 85 deg. 15' east 55.5 feet to the common corner of Lots 3 and 4; thence with the line between said Lots 3 and 4 northwardly 125 feet to a point on the southerly margin of an alley; thence with the southerly margin of said alley, north 58 deg. 15' west 55.5 feet to the common corner of Lots 2 and 3; thence with the line between Lots 2 and 3, southwardly 125 feet the beginning.

Being the same property conveyed to Melissa Bessire by deed from Frank Bessire dated 12/02/2011 filed and recorded 12/7/2011 of record as Instrument No. 20111207-0095541,said Register's Office.

Tax Map and Parcel ID is as follows 091-06-0-025.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5912 Morrow Rd, Nashville, TN 37209

LTE File No.: 19-1298TN

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 unemcumbered, 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. 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 hand this 1st day of May, 2019.

Melissa Bessire

Melissa Bessire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2019, before me personally appeared **Melissa Bessire**, 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 and official seal at office this 1st day of May, 2019.

T. Garrison

Notary Public

T. GARRISON
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Commission Expiration:
3/22/22

LTE File No.: 19-1298TN

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:

SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022