THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 448,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2019. Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

RETURN TO: PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Moore, Trustee	Franklin Synergy Bank	MAP 131-07-0D
1921 Overhill Drive	722 Columbia Avenue	PARCEL 001.00-CO
Nashville, TN 37215	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Lee V. Emerson, Trustee of the Lee V. Emerson Revocable Trust u/a/d June 1, 2009**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. L. Moore, Trustee of Gray & Glitter Trust**

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:

Land in Davidson County, Tennessee, being Unit 1921-A, Overhill Condominiums, of record in Plat Book 6050, page 178, as amended in Book 6900, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee V. Emerson Revocable Trust by Tennessee Quitclaim deed from Lee V. Emerson of record in Instrument No. 20160502-0042979 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on May 02, 2016.

This deed is executed on behalf of Lee V. Emerson, Trustee, pursuant to the Durable Power-of-Attorney recorded as Instrument 20190514-0045362, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) to all matters shown on the Plan of record in Plat Book 6050, Page 178, amended in Book 6900, Page 93; (3) the Master Deed of Overhill Condominiums, of record in Book 7012, Page 728, Re-Recorded in Book 7038, Page 787; (4) HOA Charter of record in Instrument Number 20071018-0123855, Instrument No. 20081126-0115656, Instrument No. 20081205-0117979, Instrument No. 20081205-0117980; (5) Memorandum of record in Book 8831, Page 967 (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (7) rights of others in and to the common areas and/or elements; (8) All visible easements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1921 Overhill Drive; Nashville, TN 37215.**

Karen Johnson Davidson County
Batch# 233551 DEEDWARR
05/23/2019 11:00:26 AM 2 pgs
Fees: $13.00 Taxes: $1,657.60

20190523-0048930

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 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 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 the 22nd day of May, 2019.

The Lee V. Emerson Revocable Trust

By: Lee V. Emerson, Trustee

By: Raymond Enochs, Attorney-in-Fact for Lee V. Emerson, Trustee

Raymond Enochs, Attorney-in-Fact for Lee V. Emerson, Trustee

Lee V. Emerson Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Enochs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Lee V. Emerson, Trustee**, asher Attorney in Fact, as the free act and deed of the within named **Lee V. Emerson, Trustee.**

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

My Commission expires 10-7-2019

Notary Public

