WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $324,742.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2019. NOTARY PUBLIC MY COMMISSION EXPIRES 9-6-22

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

RETURN T
PREPARED BY: BANKERS TITLE & ESCROW CORP

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5755B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nancy M. Acox	Franklin Synergy Bank	128-14-0-111.00
8031 Regency Dr	722 Columbia Avenue	
Nashville, TN 37221	Franklin, TN 37064	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WNS PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY M. ACOX, SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 33 on the Plan of Resubdivision of Lots 33 and 34, Harpeth Park Section Three of record in Plat Book 4470, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to WNS Properties, LLC, a Delaware Limited Liability Company by Warranty deed from Gail B. Watkins, an unmarried woman of record in Instrument No. 20190128-0008091 Register's Office for Davidson County, Tennessee, dated January 16, 2019 and recorded on January 28, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 8031 Regency Dr, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 236870 DEEDWARR
05/31/2019 09:18:48 AM 2 pgs
Fees: $13.00 Taxes: $1,201.55

20190531-0051698

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 29th day of May, 2019.

WnS Properties, LLC

BY: _____

Lawrence R. Wisniewski, Memeber

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence R. Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of WnS Properties, LLC, the within named bargainor, a Delaware Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of May, 2019.

_____

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-5755B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027