WARRANTY DEED

Karen Johnson Davidson County
Batch# 243581 DEEDWARR
06/14/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20190614-0057577

R-VRES-19-1721A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00.

April Wideman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/20/2023
(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chanthavone Keobounhom	Franklin Synergy Bank	
(NAME)	(NAME)	
1721 A 7th Avenue N	722 Columbia Avenue	**081-08-4J-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, **PATRICK WILSON AND SHAWNA WILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHANTHAVONE KEOBOUNHOM,*** 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:

*Single woman

Land in Davidson County, Tennessee, being Unit No. B of 1721 7th Avenue North Townhomes, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1721 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140818-0074372, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick Wilson and Shawna Wilson, husband and wife by Warranty deed from Bravo Two, LLC, a Tennessee limited liability company of record in Instrument No. 20150421-0035438 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 21, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "B" to the Declaration of record in Instrument No. 20140818-0074372, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140818-0074372, 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: **1721 A 7th Avenue N, Nashville, Tennessee 37208**.

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 30th DAY OF MAY, 2019.

Patrick Wilson by Shawna Wilson as Attorney in Fact

Patrick Wilson by Shawna Wilson as Attorney in Fact

Shawna Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWNA WILSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK WILSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK WILSON.

Witness my hand and official seal, this the 30th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWNA WILSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, D. Shayne Adair, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



D. Shayne Adair