WARRANTY DEED

Karen Johnson Davidson County
Batch# 247230 DEEDWARR
06/24/2019 09:26:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190624-0060565

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of June, 2019

Notary Public

My Commission expires: 8/1/22 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
PBNJ Management, LLC	Franklin Synergy Bank	127160A00100CO
1418 New Haven Drive	722 Columbia Avenue	
Brentwood, TN 37027	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Timothy James Fields and wife, Linda J. Fields**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **PBNJ Management, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument Number 20000324-0029968, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harpeth Valley Office Park Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Timothy James Fields and wife, Linda J. Fields from French River Development Company, L.L.C., a Tennessee Limited Liability by Warranty Deed on March 29, 2000, of record in Instrument Number 20000331-0032332, Register's Office for Davidson County, Tennessee.

The 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, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20000324-0029968, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11651, Page 501; Instrument Numbers 20000324-0029968; 20000710-0067784; 20010205-0011027 and 20010814-0087370, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Instrument Number 20010724-0078184, Register's Office for Davidson County, Tennessee.

This is improved property known as: **917 Harpeth Valley Place, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 21, 2019.

Timothy James Fields

Linda J. Fields

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy James Fields and Linda J. Fields** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 21, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, **Andy Maloney, 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 Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, 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: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY