Karen Johnson Davidson County
Batch# 247684 DEEDWARR
06/24/2019 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190624-0060846

WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2019.

NOTARY PUBLIC

My commission expires: 9-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Whittington Norris, Jr. 1917 Delta Avenue B Nashville, TN 37208	Pinnacle Bank 4403 Elvis Presley Blvd Memphis, TN 38116	081-08-3L-002.00CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Five Thousand and 00/100 Dollars ($425,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SYNERGY ONE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT WHITTINGTON NORRIS, JR., A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit B on the Plan of "Homes at 1917 Delta Avenue", as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180828-0085043, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING PART OF the same property conveyed to Synergy One, LLC, a Tennessee limited liability Company, by Quitclaim Deed from Dignity, LLC, dated 7/26/18 and recorded 8/2/18 in Instrument Number 20180802-0075704, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1917 Delta Avenue B, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20180828-0085043; to any other restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 21st day of June, 2019.

SYNERGY ONE, LLC

BY: _____
SEMIH GULERTIP, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson.

On this the 21st day of June, 2019, before me, appeared Semih Gulertip, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Synergy One, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Synergy One, LLC, and said officer acknowledged said instrument to be the free act and deed of said Synergy One, LLC.

WITNESS my hand and seal, this the 21st day of June, 2019.

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/3/2020.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

