BOX 10-B

Karen Johnson Davidson County
Batch# 263067 **DEEDWARR**
07/29/2019 08:42:51 AM 2 pgs
Fees: $13.00 Taxes: $1,358.27

20190729-0074098

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$367,100.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIMBERLY CAGLE POSTON, ET VIR	**FRANKLIN SYNERGY BANK**	**103-03-0-209.00**
(NAME) **194 37TH AVE. NORTH**	(NAME) **722 COLUMBIA AVE.**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **FRANKLIN, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, OSCAR RANDOLPH BATSON, JR. UNMARRIED.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY CAGLE POSTON AND JON MICHAEL POSTON, WIFE AND HUSBAND,** 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 Lot No. 1 on the Plan of H. S. Hunter's Resubdivision of Block No. 7, Sylvan Park, of record in Book 974, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to OSCAR RANDOLPH BATSON JR., UNMARRIED, by deed from DONALD CALVIN PAGE, A SINGLE MAN, of record in Instrument No. 20181203-0117509, dated November 30, 2018, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 974, page 23 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****2019 PROPERTY TAXES ARE ASSUMED BY THE GRANTEES HEREIN.****

unimproved ( )
This is improved(X) property, known as **127 50TH AVE. NORTH, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of July, 2019.

OSCAR RANDOLPH BATSON, JR.

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 **Oscar Randolph Batson, Jr.**, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at office this 25th day of July, 2019.

My commission expires: **May 2, 2022**

Notary Public

