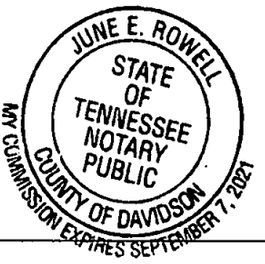
Book 36

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $353,000.00.

Affiant

Subscribed and sworn to me on July 29, 2019.

NOTARY PUBLIC

My Commission Expires: 9-7-21

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32691

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Reuben Laws, III Katherine Farley Laws 5268 Village Way Nashville, TN 37211	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	147-02-0-072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cecil J. Barber, Jr., marries, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Richard Reuben Laws, III and Katherine Farley Laws, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 336 on the Plan of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, 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 Cecil J. Barber Jr., an unmarried man by Warranty deed from Christopher Heredia and Tracey Heredia, husband and wife of record in Instrument No. 20140604-0048251 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 04, 2014.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 DAVIDSON County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 3164, Page 222, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 317 Binkley Drive, Nashville, TN 37211.

Karen Johnson Davidson County
Batch# 263686 DEEDWARR
07/29/2019 04:23:12 PM 2 pgs
Fees: $13.00 Taxes: $1,306.10
20190729-0074636

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 29th day of July, 2019.

Cecil J. Barber, Jr.

Michelle T. Barber, spouse of Cecil J. Barber, Jr., joins in on this conveyance to convey any martial interest she may have in the subject property.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 29, 2019, before me personally appeared Cecil J. Barber, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 29, 2019.

NOTARY PUBLIC

My Commission Expires: 03-3-2020

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVI
MY COMMISSION EXPIRES