Karen Johnson Davidson County
Batch# 273443 DEEDWARR
08/19/2019 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,246.90
20190819-0082897

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $337,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Barr	**SYNERGY ONE LENDING**	**08311016000**
2304 Brittany Avenue	**1125 Ocean Ave**	
Nashville, TN 37206	**Lakewood, NJ 08701**	

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 ACKNOWLEDGE, WE,

Joshua D. Wolak, married man and David P. Wolak and wife, Sharon M. Wolak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Barr, a single man

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. 50 on the Plan of Section Three, Addition Three, Fortland Park, of record in Book 3106, page 93, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua D. Wolak, unmarried, and David P. Wolak and wife, Sharon M. Wolak, by Warranty Deed from Julia Lynn Corlew, Executrix of the Estate of Margaret Jane Campbell, deceased, dated June 22, 2007, of record in Instrument No. 20070731-0090737, Register's Office for Davidson County, Tennessee. Joshua D. Wolak having since married. His wife, Sandra Craven, hereby signs to convey any interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as **2304 Brittany Avenue, Nashville, TN 37206.**

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 in 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.

Joshua D. Wolak

David P. Wolak
By: Joshua Wolak, Attorney in Fact

Sharon M. Wolak
By: Joshua Wolak, Attorney in Fact

Sandra Craven

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Joshua D. Wolak, and Sandra Craven, the within named Grantor(s), 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, at office, this 16TH day of AUGUST, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22

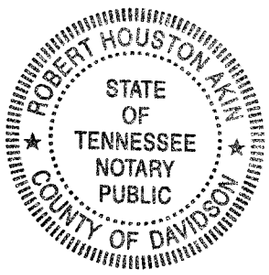
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOSHUA WOLAK with whom we are personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of DAVID P. WOLAK AND SHARON M. WOLAK , and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

201908190082896

Witness my hand, at office, this 16TH day of AUGUST, 2019.



NOTARY PUBLIC

My Commission Expires: 9/16/22

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER