Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00

Affiant

Subscribed and sworn to before me this 20th day of August, 2019.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 274189 DEEDWARR
08/20/2019 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20190820-0083571

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Harlen 409 Capri Court Nashville, TN 37209	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	090-15-0-150

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Warren W. Walp, Jr., an unmarried man,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Andrew Harlen, a single man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1162 on the Plan of Charlotte Park, Section 16, as of record in Book 3300 Page 97, Register's Office for Davidson County, Tennessee.

Said Lot fronts 74 feet on the westerly side of Capri Court, and extends back 182.6 feet more or less on its northerly line and 170.3 feet on its southerly line to the Cumberland River and measures 92 feet more or less.

Being the same property conveyed to Warren W. Walp, Jr. and wife, Sylvia C. Walp, by deed from Sam S. Gay and wife, Kate W. Gay, of record in Book 4574 Page 652, Register's Office for Davidson County, Tennessee, and dated February 5, 1972. Sylvia Walp died June 18, 2019 leaving Warren W. Walp, Jr. as sole tenant by the entirety.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Charlotte Park of record in Plat Book 3300 Page 97, Register's Office for Davidson County, Tennessee.

This property is improved property known as 409 Capri Court, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of August, 2019.

Warren W. Walp Jr. by Carla McCombs, His Atty-in-Fact

Warren W. Walp, Jr. by Carla McCombs, His Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of August, 2019, before me personally appeared Carla McCombs to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Warren W. Walp, Jr. acknowledged that such person executed the same as the free act and deed of Warren W. Walp, Jr..

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201908200083571

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY