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WARRANTY DEED

Karen Johnson Davidson County
Batch# 293663 DEEDWARR
10/01/2019 09:35:42 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50

20191001-0099729

File No. TE0005773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-10-2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. Atkins	Franklin Synergy Bank	
(NAME)	(NAME)	091-15-0-012.00
309 54th Ave North	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dan Reigle**, and wife **Tina Reigle**, **Steven Reigle** and **Stacy Reigle**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary K. Atkins, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the westerly right-of-way line of 54th Avenue North, 50 feet in width, at a corner common with the property conveyed to John Ward Tishler II and Barbara Berkova Tishler of record in Instrument Number 20190219-0014860 in the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of 54th Avenue North first with the northerly line of said Tishler and then with the northerly line of the property conveyed to Courtney Renee Hageman and Kevin Hageman of record in Instrument Number 20180601-0052292, for the following calls: South 78 deg 34 min 58 sec West, 666.25 feet to a witness pin, South 78 deg 34 min 58 sec West, 100.00 feet to the center of Richland Creek;

Thence with the center of Richland Creek, North 13 deg 48 min 29 sec West, 56.57 feet to a corner common with the property conveyed to Wade Daniel and Patricia A. Daniel of record in Instrument Number 20161213-0130650;

Thence leaving Richland Creek with the southerly line of Daniel for the following calls: North 78 deg 35 min 58 sec East, 90.45 feet to an existing iron rod with a Wamble cap, North 78 deg 35 min 58 sec East, 679.04 feet to a nail set on the westerly right-of-way line of 54th Avenue North;

Thence with the westerly right-of-way line of 54th Avenue North, South 10 deg 31 min 24 sec East, 56.30 feet to the point of beginning; containing 43,313 square feet or 0.994 acres more or less, according to a survey prepared by Clint Elliott Survey, dated 9-25-19 and signed by Jason Garrett, TN RLS 2861.

Being the same property conveyed to DAN REIGLE AND WIFE, TINA REIGLE, STEVEN REIGLE AND STACY REIGLE, as joint tenants with common law rights of survivorship by quitclaim deed from DAN REIGLE AND WIFE, TINA REIGLE, STEVEN REIGLE AND STACY REIGLE, of record as Instrument No. 20150127-0007791, dated January 27, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 309 54th 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 27th day of September, 2019.

Dan Reigle

Tina Reigle

Steven Reigle by Stacy Reigle, Attorney in Fact

Stacy Reigle

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dan Reigle, Tina Reigle, Stacy Reigle, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of September, 2019.

GLENDA SANDLIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-10-2021

Notary Public

My commission expires: 10-10-2021

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stacy Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Steve Reigle, and that this instrument was executed on behalf of the said Steve Reigle for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2019.

GLENDA SANDLIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-10-2021

Notary Public

My Commission Expires: 10-10-2024

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206