STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $336,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of October, 2019.

Notary Public

My commission expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

RETURN T
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NVILLE, TN 37203

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Lydia Catherine Landers and Jaxson William Fay	Franklin Synergy Bank	126-15-0A-169.00-CO
8173 Settlers Way	722 Columbia Avenue	
Nashville, TN 37221	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Brandon D. Styll and Jennifer L. Styll, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lydia Catherine Landers and Jaxson William Fay, wife and husband

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 135 on the Plan of Section Three, Boone Trace at Biltmore, of record in Plat Book 9700, Page(s) 758 and 759, 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 Brandon D. Styll and Jennifer L. Styll, husband and wife by Warranty Deed from Kathyln Thoreson and David N. Thoreson, married, of record in Instrument No. 20140624-0054906, Register's Office for Davidson County, Tennessee.

NOTE: Corner Lot with mailing address of 8173 Settlers Way, Nashville TN 37221

Karen Johnson Davidson County
Batch# 301410 **DEEDWARR**
10/16/2019 09:13:43 AM 2 pgs
Fees: $13.00 Taxes: $1,243.20

20191016-0105954

SP 11/2015

This is improved property known as **8173 Settlers Way, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15 day of October, 2019.

Brandon D. Styll

Brandon D. Styll

Jennifer L. Styll

Jennifer L. Styll

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brandon D. Styll and Jennifer L. Styll, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15 day of October, 2019.

Notary Public
My Commission Expires: 8-20-2022

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SolomonParks File No. 19-000262-524