THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 327419 **DEEDWARR**
12/10/2019 10:14:46 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20191210-0127251

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **350,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GardWill, LLC.	Franklin Synergy Bank	MAP
115 Oceola Avenue	722 Columbia Avenue	PARCEL 103-02-0-099.00
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, **Caitlin Rose, an unmarried woman and Elisabeth Rose James, a married woman**

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

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:

Being part of Not No. 8, on the Plan of the subdivision of the C.C. Vernon Farm of record in Plat Book 161, Page 164, Register's Office for Davidson County, being the southerly part of Lot No. 4 on the unrecorded plan of said part of Lot No. 8, described according to a survey made by Z.J. Wilkinson, surveyor, September 2, 1946, as follows:

BEGINNING on the westerly margin of Osceola Avenue at the northeast corner of the property conveyed to J.T. Hirsbrunner, et ux, by deed from J.W. Perry and wife, of record in Book 1562, Page 15, Register's Office for Davidson County, Tennesse; thence with said Hirsbrunner's northerly line westwardly 197.8 feet to an iron pin; thence northwardly 45 feet; thence eastwardly 198 feet, more or less, to the westerly margin of Osceola Avenue, thence with said Avenue southwardly 52.5 feet to the beginning.

Being the same property conveyed to Caitlin Rose, an unmarried woman and Elisabeth Rose James, a married woman by Warranty deed from Janet Daugherty Wilson, unmarried of record in Instrument No. 20140909-0082585 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 09, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **115 Oceola Avenue, 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 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 our hand(s) this the 6th day of December, 2019.

Caitlin Rose

Elisabeth Rose James by Daniel Kris Wiatr, attorney-in-fact
Elisabeth Rose James by Daniel Kris Wiatr, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caitlin Rose** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 6th day of December, 2019.

My Commission expires March 3, 2020

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Elisabeth Rose James**, as her Attorney in Fact, as the free act and deed of the within named **Elisabeth Rose James**.

Witness my hand and official seal this the 6th day of December, 2019.

My Commission expires March 3, 2020

Notary Public