THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 329854 DEEDWARR
12/16/2019 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20191216-0129051

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Gregory M. Tipton and<br>Suzanne K. Tipton<br>527 Ardmore Place<br>Franklin, TN 37064 | Franklin Synergy Bank<br>722 Columbia Avenue<br>Franklin TN 37064 | 091-02-0-122.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William Aaron Fortner and Nicholas Ryan Stone**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Gregory M. Tipton and wife, Suzanne K. Tipton**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee, being Lot No. 11A, Zone Lot Division of Lot No. 11 of the Re-subdivision of Lot 11 of Cherokee Park. as of record in Book 6200. Page 482. Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to William Aaron Fortner and Nicholas Ryan Stone, as tenants in common, by Warranty Deed from Jeffery S. Miller and wife, Julie E. Miller, of record on February 22, 2019, at Instrument No. 20190222-0016402, Davidson County Register of Deeds.

This is improved property known as 6110 B Pennsylvania Ave, Nashville, TN 37209

This property is commonly known as 6110 B Pennsylvania Avenue, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands, this** 11 **day of December, 2019:**

**Nicholas Ryan Stone**

**William Aaron Fortner**

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 **Nicholas Ryan Stone** and **William Aaron Fortner,** the bargainors, 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.

Witness my hand and official seal, this 11th day of December, 2019:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$266,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11th DAY OF December, 2019:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

