WARRANTY DEED

Karen Johnson Davidson County
Batch# 334119 **DEEDWARR**
12/26/2019 07:45:01 AM 2 pgs
Fees: $13.00 Taxes: $1,970.25

20191226-0132657

B-JMR-19-10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clifford Bell and Anderson Porter	**Franklin Synergy Bank**	
(NAME)	(NAME)	
10 A/B North Hill Street	**722 Columbia Avenue**	**105-03-0Q-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Franklin, TN 37064**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COLE WOODWORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLIFFORD BELL AND ANDERSON PORTER, BOTH UNMARRIED AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

C. W.

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 10 N. Hill Street Residences of record as Instrument No. 20181115-0112801 as amended in Instrument No. 20190214-0013696 and in Instrument No. 20190221-0015744 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Josh Hellmer and Ronnie Lee Booth, III by Warranty Deed from Keisha Williams, Executrix of The Estate of Minnie L. Williams of record in Instrument No. 20180920-0093324, Register's Office for Davidson County, Tennessee, dated September 19, 2018 and recorded on September 20, 2018.

Being a portion of the same property conveyed to Cole Woodworks, LLC, a Tennessee limited liability company by Warranty deed from Josh Hellmer, married and Ronnie Lee Booth, III, married of record in Instrument No. 20181115-0112800 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 15, 2018.

This conveyance is subject to:

- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 19, Page 220, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181115-0112801 as amended in Instrument No. 20190214-0013696 and in Instrument No. 20190221-0015744, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20181129-0116651, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **10 B North Hill Street, Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF DECEMBER, 2019.

Cole Woodworks, LLC, a Tennessee limited liability company

BY: _____
James B. Cole
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES B. COLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of COLE WOODWORKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212