WARRANTY DEED

R-FSBO-20-2216A

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ~~IS $430,000.00~~ $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFF

Karen Johnson Davidson County
Batch# 366651 DEEDWARR
03/04/2020 11:18:09 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20200304-0023986

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)
Ingrid Hazel B. Protacio and Justin Cole	**Franklin Synergy Bank**	
(NAME)	(NAME)	
2216 A Sadler Avenue	**Attn: Mortgage Department**	**119-01-0F-001.00-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 **INGRID HAZEL B. PROTACIO AND JUSTIN COLE, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Unit 2216A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sadler Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190403-0030459 and being shown on Plat attached thereto as Exhibit "A", 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 Country Club Investors, LLC by Warranty deed from Music City Financial, LLC of record in Instrument No. 20190115-0004176 Register's Office for Davidson County, Tennessee, dated January 14, 2019 and recorded on January 15, 2019.

Being a portion of the same property conveyed to Country Club Investors, LLC, a Tennessee Limited Liability Company by Warranty deed from County Club Investors, LLC of record in Instrument No. 20190403-0030458 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 03, 2019.

Being a portion of the same property conveyed to Cole Woodworks, LLC, a Tennessee Limited Liability Company by Warranty deed from County Club Investors, LLC of record in Instrument No. 20190403-0030458 Register's Office for Davidson County, Tennessee, dated April 01, 2019 and recorded on April 03, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190403-0030459, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 74, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190415-0034397, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7573, Page 234, 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: **2216 A Sadler Avenue, 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 28th DAY OF FEBRUARY, 2020.

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 28th of February, 2020.

_____
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