Karen Johnson Davidson County
Batch# 424655 DEEDWARR
06/23/2020 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20200623-0067738

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $429,900.00.

Affiant

Subscribed and sworn to before me this 23 day of June 2020.

Notary Public
My Commission expires: 2/25/24
(Affix Seal)

H. G. HUFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Feb. 25, 2024

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kristen N. McBryde and Matthew S. McBryde	Franklin Synergy Bank	**155 03 0B 014.00**
7336 River Park Drive	722 Columbia Avenue	
Nashville, TN 37221	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Christian M. Shaffer

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

Kristen N. McBryde and Matthew S. McBryde, wife and husband

Parcel ID: 155 03 0B 014.00

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of River Park Estates as of record in Book 6250, Pages 658 and 659, said Register's Office, Corrected in Book 6785, Page 427, and amended in Book 6830, Page 806, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more completed and accurate legal description.

Being the same property conveyed to Christian M. Shaffer by Quit Claim Deed from Jamie G. Shaffer, recorded March 06,2018, in Instrument #:20180306-002124, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (__X__) unimproved (_____) property known as 7336 River Park Drive, Nashville, TN 37221.

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, his heirs, successors and assigns, forever. GRANTORS covenant with GRANTEE that GRANTORS is 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. GRANTORS do further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS our hand(s) this 23rd, day of June 2020.

Christian M. Shaffer
GRANTOR

STATE OF TENESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, Christian M. Shaffer 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 in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 23rd day of June 2020.

My commission expires 2/25/24

Notary Public

H. G. HUFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Feb. 25, 2024

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY H. G. HUFF

My Commission Expires Feb. 25, 2024

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), 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.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020