Bop 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 227,000.00.

Affiant

Subscribed and sworn to me on February 19, 2021.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 579558 DEEDWARR
02/26/2021 02:51:04 PM 2 pgs
Fees: $13.00 Taxes: $839.90

20210226-0024894

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34360

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Synergy Investing, LLC 104 Katherine Court Goodlettsville, TN 37072	Synergy Investing, LLC 3380 Trickrum Road Woodstock, GA 30188	033-5-002-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Micah L. Sandlin and wife, Molly Sandlin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Synergy Investing, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22, as shown on the map entitled Birdwell Subdivision, Phase Two, of record in Plat Book 7900, pages 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Micah L. Sandlin and wife, Molly Sandlin, by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Option Mortgage Loan Trust 2007-1 Asset-Backed Certificates, Series 2007-1 of record as Instrument No. 20080414-0037442 dated April 1, 2008, and recorded April 14, 2008.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2021 Davidson and Goodlettsville taxes which have been prorated by the parties and assumed by the Grantee(s).
> 2. Declarations/Restrictions in Book 9597, page 289 and in Book 10655, Page 576, Register's Office for Davidson County, Tennessee.
> 3. Deed of Conveyance for sewer lines of record in Book 9207, Page 487, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 104 Katherine Court, Goodlettsville, TN 37072.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 19th day of February, 2021.

Micah L. Sandlin

Molly Sandlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 19, 2021, before me personally appeared Micah L. Sandlin and Molly Sandlin to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 19, 2021.

NOTARY PUBLIC

My Commission Expires:
9-7-2021

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021