WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,004.00

Neil Farrar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

CHARLES ON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NEIL FARRAR	Bank of America, N.A.	**104-6-A-38CO**
(NAME) **3415 West End Avenue #502**	(NAME) 200 S. College Street	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Charlotte, NC 28255-0001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janice R. Farrar,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Neil Farrar, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 502, on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 768, as Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Janice R. Farrar by deed from James Alvin Crossman and Mary B. Crossman of record in as Instrument No. 20010905-0095826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as **3415 West End Avenue #502, Nashville, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this **28th day of June, 2002.**

Davidson County DEEDWARR
Recvd: 07/05/02 09:16 2pgs
Fees:13.00 Taxes:288.61
20020705-0080818

Janice R. Farrar
Janice R. Farrar

STATE OF TENNESSEE

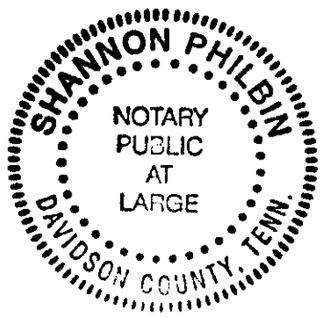
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice R. Farrar, 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 at Nashville, Tennessee this 28th day of June, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003