Davidson County DEEDWARR
Recvd: 06/30/05 09:39 2 pgs
Fees:13.00 Taxes:4255.00

20050630-0075274

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Joseph M. Farrington	Bank of America	145-14-0
5325 Cherry Blossom Trail	1831 Chestnut Street	GROUP
Nashville, Tennessee 32715	St. Louis, Missouri 63103	PARCEL 070.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ***** One Million One Hundred Fifty Thousand Dollars and Zero Cents ($1,150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Taylor Henry, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joseph M. Farrington and wife, Shannon W. Farrington, 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.

BEING Lot No. 13 on the Plan of Tyne Valley, Section 15, Revised, of record in Book 5200, page 338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Taylor Henry and wife, Linda Henry, by deed dated October 15, 1991, from Philip H. Cannady and wife, Janice Cannady, of record in Book 8465, page 199, Register's Office for Davidson County, Tennessee; the said Linda Henry having since died on March 7, 2004.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 5325 Cherry Blossom Trail, Nashville, TN 37215

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 23rd day of June, 2005.

Taylor Henry

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Taylor Henry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

