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Davidson County DEEDWARR
Recvd: 04/27/07 08:46 2 pgs
Fees:13.00 Taxes:1442.63

20070427-0050181

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick J. Tohill	COUNTRYWIDE HOME LOANS	82-16-154
(NAME) **918 Russell Street**	**3011 Armory Drive**	
(ADDRESS) **Nashville, TN 37206**	**Nashville, TN 37204**	
(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, **David R. Farr, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick J. Tohill and Dina P. Tohill, husband and wife,** 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 Lot No. 53 on the Plan of Barrow's Addition to Edgefield, now East Nashville, said Barrows's Addition is recorded in Plat Book 1, page 13 of the Chancery Court at Nashville, Tennessee.

Said Lot No. 53 fronts 50 feet on the South side of Russell street and runs back, between parallel lines, 170 feet to an alley.

Being the same property conveyed to David R. Farr, unmarried by deed from Jack N. Cumber and James Edward Martinez dated March 31, 2003 and filed for record in Instrument No. 20030402-0043119, Register's Office for Davidson County, Tennessee.

The said David R. Farr is now married. David R. Farr and Reagan Farr are one and the same person.

Jessica Farr joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he/she may have in the herein described property by virtue of his/her marriage to David R. Farr

unimproved ☐

This is improved ☒ property, known as **918 Russell Street, Nashville, TN 37206**
(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 **24th day of April, 2007.**

Jessica Farr

David R. Farr, by Jessica Farr Attorney in Fact

David R. Farr by Jessica Farr, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jessica Farr** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 2007.

Commission expires:

My Commission Expires JULY 19,2008

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Jessica Farr** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney-in-Fact of **David R. Farr** the within named bargainor, and she as such Attorney-in-Fact being authorized so to do, executes the forgoing instrument for the purposes therein contained as the free act and deed of the said **David R. Farr**.

Witness my hand and seal **this 24rd day of April, 2007.**

Notary Public

My Commission Expires: _____

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008