BILL GARRETT, Davidson County
Trans:T20130041418 DEEDWARR
Recvd: 05/17/13 13:42 2 pgs
Fees:13.00 Taxes:1572.13

20130517-0050044

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0294

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2013

Notary Public
Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Oct 16, 2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Mark Farr 700 Fatherland Street Nashville, TN 37206	New owner	082-16-0-239.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Clinton R. Doss, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Mark Farr and Karin Ruth Farr

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 a part of Lot 61 in Williams Addition to Edgefield (now East Nashville) a plat on which is recorded in Book 21, Page 45, in the Register's Office of Davidson County, Tennessee.

Said lot fronts 50 feet on the southerly side of Fatherland Street, and runs back between parallel lines with the east side of Seventh Street, 115 feet deep.

BEING the same property conveyed to Clinton R. Doss, an unmarried person, by Warranty Deed from James Solomon and Earl Tolleson, dated 7/22/91 and recorded 7/23/91 in Book 8403, Page 60, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor, his spouse, or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 700 Fatherland Street, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of May, 2013.

Clinton R. Doss

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Clinton R. Doss, unmarried person

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 Brentwood, Tennessee this 3rd day of May, 2013.

Notary Public
My Commission Expires: _____

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)