WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017551 DEEDWARR
Recvd: 03/14/14 15:18 2 pgs
Fees:13.00 Taxes:2941.50
20140314-0021592

R-VRES-14-1607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-24-17 (AFFIX SEAL)

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Stephen L. Farr and Tanza C. Farr	SAME	
(NAME)	(NAME)	**104-16-0-370.00**
1607 Linden Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SARA H. GILLUM, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHEN L. FARR AND WIFE, TANZA C. FARR** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 55 on the Map of Belmont Land Co's Plan of Lots Called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Linden Avenue 95.0 feet east of the easterly margin of an alley; thence easterly 55.0 feet to a point which is 12 1/2 feet west of the line between lots 55 and 56; thence southerly parallel to said line 188.0 feet to the north margin of an alley; thence with the margin of same westerly 52 1/2 feet to the easterly margin of another alley; thence with the margin of same, northwesterly 178.0 feet to the beginning.

Being the same property conveyed to Sara H. Gillum by Deed from Jeffrey H. Trull and wife, Amy Trull of record at Instrument No. 20051020-0126391, Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on October 20, 2005.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, said Register's Office.
- Restrictions of record in Book 2089, Page 191 and Book 2093, page 107, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1607 Linden Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF MARCH, 2014.

Sara H. Gillum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA H. GILLUM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212