THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140038997 DEEDWARR
Recvd: 06/04/14 08:23 2 pgs
Fees:13.00 Taxes:658.60
20140604-0048119

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bennett J. Farkas 1023 Cahal Avenue Nashville, TN 37206	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	072-13-0-045.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JOHN FARKAS and wife, RENEE FARKAS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BENNETT J. FARKAS**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 18, Irvington as shown on plat of record in Plat Book 843, Page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference made for a more particular description of said property.

Being the same property conveyed to John Farkas by deed from Federal Home Loan Mortgage Corp. at Instrument No. 20120523-0044646, dated 05-14-2012, and further conveyed to John Farkas and Renee Farkas, husband and wife by Quitclaim Deed from John Farkas at Instrument No. 20120523-0044647, dated 05-21-2012, said Register's Office.

This is improved property known as **1023 Cahal Avenue, Nashville, Tennessee 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 30th day of **May, 2014**:

John Farkas

RENEE FARKAS BY
ATTORNEY IN FACT
Renee Farkas, by John Farkas, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN FARKAS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of May, 2014:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of May, 2014, before me personally appeared **John Farkas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Renee Farkas**, and who acknowledged that such person executed the same as the free act and deed of **Renee Farkas**. Witness my hand and official seal, this the 30th day May, 2014:

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $178,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of **May, 2014**:

Notary Public

My Commission Expires: 7-22-14

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON