BILL GARRETT, Davidson County
Trans:T20140079525 DEEDWARR
Recvd: 10/22/14 09:53 3 pgs
Fees:18.00 Taxes:3385.50
20141022-0097313

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $915,000.00. Affiant Subscribed and sworn to before me, this 14th day of October, 2014. Notary Public My Commission Expires: 08/21/2018

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Address New Owner As Follows:
Bennett Christopher Walker
Louise Walker
2310 Woodmont Blvd.
Nashville, TN 37215

Send Tax Bills To:
Wells Fargo Bank
PO Box 91758
Newark, NJ 07101

Map-Parcel Number:
117 06 0 096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN L. FARR AND WIFE, TANZA C. FARR**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BENNETT CHRISTOPHER WALKER AND WIFE, LOUISE WALKER**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 100 feet of the westerly 200 feet of Lot No. 33 on the Plan of E. L. Hampton's Subdivision, called Hillsboro Heights, not of record, described according to a survey made December 26, 1912, as follows:

Beginning at a point in the northerly margin of Woodmont, formerly Concrete, Boulevard, at a point 700 feet of the center line of 23rd Avenue South; thence northwardly 369 1/2 feet, more or less, to the south line of Lot No. 25; thence with the southerly line of Lot No. 25 westwardly 100 feet to a point, the northeast corner of the property conveyed to Eben S. Carver and wife, by Deed from Life & Casualty Insurance Company of Tennessee, Inc. of record in Book 1058, page 238, Register's Office for said County; thence southerly with Carver's easterly line 369 1/2 feet, more or less, to a point in the north margin of Woodmont Boulevard; thence easterly with said Boulevard, 100 feet to the point of beginning.

Being the same property conveyed to Stephen L. Farr and wife, Tanza C. Farr, by deed dated October 28, 1997, from William B. Anthony and wife, Connie L. Anthony, for a consideration of $450,200.00, recorded on October 30, 1997, in Book 10664, page 181, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien, not yet due and payable, and subsequent years, a lien, not yet due and payable.

2. Terms and conditions of the Restrictive Covenants as contained in the Deed to Life & Casualty of record in Book 963, page 620, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Restrictive Covenants as contained in the Deed to Edwin Hunt of record in Book 1058, page 270 and as amended to clarify the restrictions regarding building setback by Restrictions of record in Book 1113, page 263, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **2310 Woodmont Blvd., 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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 14th day of October, 2014.

Stephen L Farr by Tanza C Farr, attorney in fact

STEPHEN L. FARR BY TANZA C. FARR, ATTORNEY IN FACT
Limited Power of Attorney recorded as Instrument No. 20141022-0097312, Registers Office for Davidson County, Tennessee.

Tanza C Farr

TANZA C. FARR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TANZA C. FARR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **STEPHEN L. FARR** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 14th day of October, 2014

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TANZA C. FARR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of October, 2014

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____