K to Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140093859 DEEDWARR
Recvd: 12/16/14 09:38 2 pgs
Fees:13.00 Taxes:118.40
20141216-0114772

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Delsa Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Farmington 3 Trust, a Trust formed under the laws of the State of Tennessee, Delsa Carter, Trustee	The Farmington 3 Trust, a Trust formed under the laws of the State of Tennessee, Delsa Carter, Trustee	08107036800
(NAME)	(NAME)	
2002 Richard Jones Road, Ste. C-200	2002 Richard Jones Road, Ste. C-200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sandra Chaffin and Neil Chaffin, as Wife and Husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The Farmington 3 Trust, a Trust formed under the laws of the State of Tennessee, Delsa Carter, Trustee with full power to transfer and convey without the joinder of any beneficiary,** 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:

Being Lot No. 69 on the plan of Cephas Woodard Subdivision of Lots 5 and 6 Woodard Plan of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 50 feet on the Easterly side of said 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Sandra Chaffin and Neil Chaffin, Wife and Husband, by deed from Federal National Mortgage Association dated 11/26/13, of record in Instr. No. 20131212-0125760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 taxes, paid prorated and assumed by the Grantees; all matters on the plan of record in Book 161, page 174, said Register's Office. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 1908 12th Avenue N, Nashville, TN 37208
(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/our hands this 15th day of December, 2014.

Neil Chaffin

Sandra Chaffin

State of Tennessee
County of Williamson

Personally appeared before me Neil Chaffin and Sandra Chaffin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of December, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

File No.: 2014-167