Davidson County	DEEDWARR
Recvd: 02/03/15 09:34	3 pgs
Fees:18.00 Taxes:1757.50	
20150203-0009877	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L. HEINRICH COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO(S).
Amy L. Lynch, a married woman	~~Amy L. Lynch~~	145 04 0 031.00
(NAME)	(NAME)	
4915 Lealand Lane		
(ADDRESS)	(ADDRESS)	
TN Nashville 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Five Thousand And No/100 Dollars ($475,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Genevieve Baird Farris**,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amy L. Lynch, a married woman**, 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: *unmarried
**AKA Geny Farris

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of the First Addition to Lealand Manor, a part of the Overton Lea Estates, not of record, described according to a survey made by William A. Pitts, February 1, 1947, as follows:

Beginning on the westerly margin of Lealand Lane, at the southeast corner of Lot No. 5 said point also being the northeast corner of Lealand Manor, Second Addition; thence with the south line of Lot No. 5, North 83° 22' West 395.57 feet; thence North 2° 51' West 220 feet to the south line of Lot No. 3; thence, with the south line of Lots No. 3 and 4, eastwardly 339 feet to the westerly margin of Lealand Lane; thence, with the westerly margin of said Lane, southwardly 219.33 feet to the beginning.

Being the same property conveyed to Mrs. G.B. Farris by Warranty Deed from Paul E. Cook, unmarried dated December 22, 1999 and recorded December 29, 1999 as Instrument No. 199912290308056, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Geny Farris by Quitclaim Deed from Mrs. G.B. Farris, unmarried, being one and the same as, also known as, Genevieve Baird Farris dated January 20, 2006 and recorded January 24, 2006 as Instrument No. 20060124-0009266, in said Register's Office for

Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4915 Lealand Lane, Nashville, TN 37220

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, has 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 our hands this 30th day of January, 2015.

Genevieve Baird Farris
By: William E. (Bill) Farris, Attorney In Fact
Genevieve Baird Farris
By: William E. (Bill) Farris

Genevieve Baird Farris
By: Edgar W. Stuart, Attorney In Fact
Genevieve Baird Farris
By: Edgar W. Stuart

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared William E. (Bill) Farris and Edgar W. Staurt , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Genevieve Baird Farris, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Genevieve Baird Farris, for the purposes therein contained. POA of record in Instrument No. 20150120-0005383, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 30th of January, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Number: GRN-150212

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M. Smith

Shelly M. Smith