Davidson County DEEDWARR
Recvd: 06/01/15 09:56 3 pgs
Fees:18.00 Taxes:588.30
20150601-0050196

STATE OF TENNESSEE)
COUNTY OF Sumner)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Sharon G. Watson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29 DAY OF May, 2015.

NOTARY PUBLIC

My Commission expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15050002

Address of New Owner
Sam Thach and
635 James Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
090-08-105.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **FarrarStreet, Inc.,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does transfer and convey unto **Sam Thach, an unmarried man,** hereinafter called the **Grantee,** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Resubdivision of certain lots in the West Nashville Annex, of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to FarrarStreet, Inc., by Warranty Deed from Secretary of Housing and Urban Development, of Washington, D.C., dated 03/04/14 and recorded on 03/05/14 in Instrument No. 20140305-0018454, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated 07/16/13 and recorded on 11/14/13 in Instrument No. 20131114-0117606, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John R. Barnes, unmarried, by Warranty Deed from Brendan P. Callaghan and wife, Christine M. Callaghan, dated 04/11/08 and recorded on 04/11/08 in Instrument No. 20080411-0037105, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
635 James Avenue, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 332, Page 24, said Register's Office.

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 his heirs and assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **FARRARSTREET, INC.** has caused this instrument to be executed, this the 29 day of May, 2015.

FARRARSTREET, INC.

By: Donald C. Farrar, President

By: Margaret M. Street, Treasurer

STATE OF TN
COUNTY OF Loudon

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donald C. Farrar, President and Margaret M. Street, Treasurer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the President and Treasurer of **FarrarStreet, Inc.**, the within named bargainor, and they as such officers, executed the within instrument for the purposes therein contained by signing the name of the **FarrarStreet, Inc.** by themselves as such officers.

This the 29 day of May 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

BROMER McCOY LEWIS CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

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

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

