WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043447 DEEDWARR
Recvd: 06/03/15 11:25 3 pgs
Fees: 18.00 Taxes: 1646.50
20150603-0051756

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2016

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett, III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sallie F. Maddin	NEW OWNER	116080A00300CO
(NAME)	(NAME)	
3 Valley Forge		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Moulton Farrar III, and wife and Bonnie Bentley Farrar**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sallie F. Maddin, unmarried** 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Sugartree, Phase I, of record in Book 4675, Pages 141 and 142, as amended in Book 4869, Page 686, both in the Register's Office for said County, and described as follows:

Beginning at a point in the northwesterly margin of Valley Forge, an access easement, parking, public sanitary sewer, and water easement, said point being the common front corner of Lots 3 and 1; thence with the line between Lots 3 and 1, northwesterly 87.00 feet to a point in the southeasterly margin of an access easement, public sanitary sewer, and water easement; thence with the margin of said easement, westwardly around a curve 21.21 feet to a point; thence continuing with the margin of said easement, southwestwardly 45.00 feet to a point, said point being the common rear corner of Lots 3 and 5; thence with the line between Lots 3 and 5, southeastwardly 102.00 feet to a point in the northwesterly margin of Valley Forge, said point being the common front corner of Lots 3 and 5, thence with the margin of Valley Forge, northeastwardly 60.00 feet to the point of beginning.

Being the same property conveyed to Moulton Farrar, III and wife, Ann W. Farrar by Warranty Deed dated 07/01/1993 from Wilda T. Moennig, Trustee under the Will of William H. Moennig, Jr., deceased, and Wilda T. Moennig, PNC Bank National Association Successor by Merger to Provident National Bank and Lloyd J. Schumacker, Co-Trustees under Deed of Trust dated July 16, 1979, as amended of William H. Moennig of record in Book 9003, Page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Moulton Farrar, III and wife, Bonnie Bentley Farrar by Quit Claim Deed dated 05/07/2009 from Moulton Farrar, III, a married man of record in Instrument 200905140044408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3 Valley Forge, Nashville, TN 37205
(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 our hands this 26 day of May, 2015.

Moulton Farrar III
by Adelaide Farrar Pratt, Attorney in Fact
Moulton Farrar, III
By: Adelaide Farrar Pratt, Attorney in Fact

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Adelaide Farrar Pratt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Moulton Farrar, III and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

Witness my hand and official seal this 26 day of May, 2015

Notary Public _____

My Commission Expires: _____

SHANNON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

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 our hands this _____ day of May, 2015.

Bonnie Bentley Farrar

Bonnie Bentley Farrar
By: Betty Calhoun Coe, Attorney in Fact By: Betty Calhoun Coe, Attorney in Fact

STATE of ALABAMA

COUNTY of Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Betty Calhoun Coe with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Bonnie Bentley Farrar and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

Witness my hand and official seal this 23 day of May, 2015.

Notary Public Barbara H. Morris

My Commission Expires: 7-16-16