BILL GARRETT, Davidson County
Trans:T20150054536 DEEDWARR
Recvd: 07/07/15 09:41 2 pgs
Fees:13.00 Taxes:732.60
20150707-0065561

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Erica Allyn
Affiant

Subscribed and sworn to before me, this 26th day of June, 2015.

KAYLA E. LOGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My commission expires: 5/3/16

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan R. Davis	Commerce Union Bank	**Map\Parcel: 096-13-0-112.00**
2880 Lyncrest Drive	101 Creekstone Blvd #200	
Nashville, TN 37214	Franklin, TN 37064	

FOR AND IN 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 ACKNOWLEDGE, WE,

Genevieve Kerr Farnham and Jesse Willis Farnham, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan R. Davis

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. 1 on the Plan of Happy Acres of record in Plat Book 2331, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Genevieve Kerr Farnham and husband, Jesse Willis Farnham by Warranty deed from Andreas Kouris and wife, Nancy B. Kouris of record in Instrument No. 20060822-0103393 Register's Office for Davidson County, Tennessee, dated August 18, 2006 and recorded on August 22, 2006.

This instrument is executed pursuant to Power of Attorney recorded in Instrument No. 20150707-0065560, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 2331, Page 63, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **2880 Lyncrest Drive Nashville, TN 37214.**

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 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 25th day of June, 2015.

Genevieve Kerr Farnham by Keith H Solomon her Attorney-in-fact

Genevieve Kerr Farnham, by Keith H. Solomon, her Attorney in Fact

Jesse Willis Farnham by Keith H Solomon his attorney-in-fact

Jesse Willis Farnham, by Keith H. Solomon, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Keith H. Solomon, the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained and who further acknowledged that he is the Attorney in Fact for both Genevieve Kerr Farnham and Jesse Willis Farnham and that he is authorized by Genevieve Kerr Farnham and Jesse Willis Farnham to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of June, 2015.

Bonnie J. Curry

Notary Public

My Commission Expires: 11-4-18

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **150193**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 104
BRENTWOOD, TN 37027