P15-7106-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 110 Brentwood, TN 37027	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF Oct, 2015 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randi S. Tarpy	Farmington Mortgage	
1006 Loxley Drive	2002 Richard Jones Road, Suite 300A	173-09A-319.00CO
Nashville, TN 37211-8627	Nashville, TN 37215	
(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, **William F. Andrasko, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randi S. Tarpy, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 William F. Andrasko, unmarried by Warranty deed from Janelle Temple Schlamp, married of record in Instrument No. 20080418-0039463 Register's Office for Davidson County, Tennessee, dated April 14, 2008 and recorded on April 18, 2008.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1006 Loxley Drive, Nashville, TN 37211-8627.**

BILL GARRETT, Davidson County
Trans:T20150090761 DEEDWARR
Recvd: 10/26/15 10:15 2 pgs
Fees:13.00 Taxes:732.60
20151026-0108393

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 (AC) hand( ) this the 23rd day of October, 2015.

William F. Andrasko

STATE OF New York
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William F. Andrasko** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the ~~23rd~~ 21st day of October, 2015.

My Commission expires: 04/03/2018

Notary Public

State of New York
County of Montgomery

Sworn to and subscribed before me on the ~~23rd~~ 21st day of October, 2015.

Notary Public's Signature
My Commission Expires 04/03/2018

NOTARY PUBLIC STATE OF NEW YORK

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of October, 2015.

My Commission expires: _____

Notary Public