WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160002805 DEEDWARR
Recvd: 01/12/16 10:20 2 pgs
Fees:13.00 Taxes:1172.90
20160112-0003095

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Earnest 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
Samuel K. Farmer	NEW OWNER	141150D21200CO
(NAME)	(NAME)	
8225 Londonberry Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Antonio Alberto Romero Jr**, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel K. Farmer**, 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:

The land referred to herein is situated in the state of TN, County of Davidson, City of Nashville and Described as follows:

Being Lot No. 212 on the Plan of Phase III-B, "Sheffield" on the Harpeth, of Record in Book 7900, Page 443, Register's Office for said County, Reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Antonio Alberto Romero, Jr., an unmarried man, by Quit Claim Deed dated 05/09/2007 from Antonio Alberto Romero, Jr., a divorced man, filed for record on 05/24/2007 in Record Instrument No. 20070524-0062139, 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 8225 Londonberry Rd., Nashville, TN 37221
(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 11th day of January, 2016.

Antonio Alberto Romero Jr

State of South Carolina

County of Horry

On this 11th day of January, 2016 before me, a Notary public in and for said County and State, personally appeared Antonio Alberto Romero, Jr., individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: 9/24/2023

EMILY McLAUGHLIN NOTARY PUBLIC STATE OF SOUTH CAROLINA