# WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $ $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Dennis Graham | Wilson Bank & Trust | Parcel ID: |
| 603 Cottonwood Drive | 623 W. Main Street | 09610005800 |
| Nashville, TN 37214 | Lebanon, TN 37088 | |

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 acknowledged, we

**FarrarStreet, Inc.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Dennis Graham and Billie Edwards** both unmarried, as joint tenants with right of survivorship
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. 110, on the Plan of Clover Hill, Section II, of record in Book 2133, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to FarrarStreet, Inc. by deed from Edward Hewitt and Reba J. Holmes, of record in Instrument 20151023-0108217, dated October 23, 2015, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1583, Page 423 amended in Book 2145, Page 262, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 46, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 603 Cottonwood 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, 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 my hand this 29th day of April, 2016.

FarrarStreet, Inc.

BY: _____
Donald C. Farrar
President

BILL GARRETT, Davidson County
Trans: T20160035880 DEEDWARR
Recvd: 05/02/16 10:05 2 pgs
Fees: 13.00 Taxes: 584.60

20160502-0042565

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donald C. Farrar 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 President respectively of the FarrarStreet, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Donald C. Farrar as such President.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of April, 2016.

My Commission Expires: 7.2.18

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.