WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ernest Steven Faria	same	07309020300
(NAME)	(NAME)	
1805 Willow Springs		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Edward Warga unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Wesley Faria,an unmarried man and Ernest Faria and Roberta Faria, husband and wife, all together as tenants in common with the right of survivorship, 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. 30 ON THE PLAN OF HENDERSON GARDENS, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 70 FEET ON THE NORTHEASTERLY MARGIN OF WILLOW SPRINGS DRIVE AND EXTENDS BACK 232.4 FEET ON THE NORTHWESTERLY LINE AND 298.8 FEET ON THE SOUTHEASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 140 FEET.

BEING THE SAME PROPERTY CONVEYED TO EDWARD WARGA BY WARRANTY DEED FROM SUSAN E. MCELROY, DATED MAY 19, 2014, OF RECORD IN INSTRUMENT NO. 20150519-0042765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1805 WILLOW SPRINGS DR., NASHVILLE, TENNESSEE 37216.

BILL GARRETT, Davidson County
Trans:T20160093963 DEEDWARR
Recvd: 10/25/16 09:04 2 pgs
Fees:13.00 Taxes:925.00
20161025-0112528

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is:						
Improved	property, known as	1805 Willow Springs	Nashville	TN	37216	
		(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 10/21/16.

Edward Warga by Amanda Merchant attorney-in-fact
Edward Warga

STATE OF TN
COUNTY OF DAVIDSON

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Edward Warga with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/21/16.

Notary Public

My Commission Expires:

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

State TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersignedauthority, in the and for said County and State, appeared, Amanda Merchant, with whom I am personally acqaunted, (or proved to me on the basis of satisfactory evidence,) and who achnowledged himself to be the Power of Attorney for Edward Warga, the within named bargainor, and he as such Power of Attorney being authorized so to do, executed the foregoing instyrument (DEED) for the purposes therein contained by signing the name of Edward Warga by himself as Power of Attorney.

WITNESS MY HAND AND OFFICIAL SEAL A NASHVILLE, TN, this 21ST day of October, 2016

Notary Public