WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF December, 2016.

Janderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Yancey, McCall Yancey, and Daren K. Rippy	New Owner	
(NAME)	(NAME)	146-04-069.00
533 Richmar Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **RANDELL M. FARRELL, MARRIED AND THOMAS RAY FERRELL, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN YANCEY AND MCCALL YANCEY AND DAREN K. RIPPY, AS JOINT TENANTS WITH RIGHT OF SUVIVORSHIP,** 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:

All that certain Parcel of Land situated in the City of Nashville, County of Davidson, State of Tennessee, being known and designated as Lot 754, Section XII, the Plan of Caldwell Hall, filed in Plat Book 3300, Page 57.

Being the same property conveyed by Quitclaim Deed from Randell M. Farrell and Carol Jean Farrell, husband and wife, and Thomas Ray Farrell, a married man, as tenants in common, and Dorothy Marie Farrell, an unmarried woman, each as to all of their undivided interests to Dorothy Marie Farrell, an unmarried woman as recorded on the 28th day of June, 2012 in Instrument No. 20120628-0056691, said Register's Office. The said Dorothy Marie Farrell has since died. Randell M. Farrell and Thomas Ray Farrell are the devisees under the Will of Dorothy Marie Farrell probated under Docket No. 16P1733, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. This was never the principal place of residence for the Grantors named herein.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 3300, Page 57, said Register's Office; and Restrictive Covenants of record in Book 1788, Page 108 and Book 3376, Page 234, said Register's Office.

unimproved
This is improved x property, known as 533 Richmar Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160111584 DEEDWARR
Recvd: 12/19/16 15:03 2 pgs
Fees:13.00 Taxes:991.60

20161219-0133214

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 15 day of Dec., 2016

Randell M. Farrell

RANDELL M. FARRELL

Thomas Ray Farrell

THOMAS RAY FARRELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randell M. Farrell and Thomas Ray Farrell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of December, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public