# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114475 DEEDWARR
Recvd: 12/29/16 09:36 2 pgs
Fees:13.00 Taxes:891.70

20161229-0136714

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 241,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2016.

Notary Public:

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

**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: |
|---|---|---|
| William W. Easton | Pinnacle Bank | Parcel ID: |
| 4435 Andrew Jackson Pkwy. | 150 3rd Ave. South, Suite 900 | 07507003700 |
| Hermitage, TN 37076 | Nashville, TN 37201 | |

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

**Robert L. Farrar and wife, Cynthia R. Farrar**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**William W. Easton and wife, Meriul M. Easton**
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. 80, on the Plan of Tulip Grove, Section Two, of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert L. Farrar and wife, Cynthia R. Farrar by deed from Brownie Maynard, married, of record in Instrument 20090114-0003505, said Register's Office, dated January 9, 2009.

This conveyance is subject to Restrictive Covenants of record in Book 4134, Page 51, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3700, Page 122, 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 4435 Andrew Jackson Pkwy., Hermitage, TN 37076

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 27th day of December, 2016.

Robert L. Farrar

Cynthia R. Farrar

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 Robert L. Farrar and Cynthia R. Farrar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2016.

My Commission Expires: 5/5/20

Notary Public

