


State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,220.00

Lori Buie

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 2017.

Gina Dunning
Notary Public

MY COMMISSION EXPIRES: 9/25/19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| Shane M. Farkas | New Owner | 081-10-0/304.00 |
| (NAME) | (NAME) | |
| 331 Foothill Rd Ste 100 | | |
| (ADDRESS) | (ADDRESS) | |
| Beverly Hills CA 90210 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

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 ACKNOWLEGED, WE, JOSEPH D. CLAYBON, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHANE M. FARKAS, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**BEING A PART OF RESUBDIVISION OF LOT NO. 21 ON THE PLAN OF THE GEORGIA INDUSTRIAL REALTY COMPANY'S SUBDIVISION IN N. NASHVILLE AS OF RECORD IN BOOK 421, PAGE 188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**BEING THE SAME PROPERTY CONVEYED TO JOSEPH D. CLAYBON BY SPECIAL WARRANTY DEED DATED AUGUST 11, 2008 AND RECORDED ON SEPTEMBER 10, 2008, OF RECORD IN INSTRUMENT NO. 20080910-0092575, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**This is improved property, known as 1631 25TH AVENUE N., NASHVILLE, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20170023706 DEEDWARR
Recvd: 03/21/17 08:54 2 pgs
Fees:13.00 Taxes:563.21
20170321-0027226

Witness our hands this 17th day of March, 2017.

Joseph D. Clay

JOSEPH D. CLAYBON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joseph D. Claybon, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 17th day of March, 2017.

Lori Buie

NOTARY PUBLIC
My commission expires: 9/25/19

