WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170055701 DEEDWARR
Recvd: 06/29/17 10:53 2 pgs
Fees:13.00 Taxes:1202.50
20170629-0065510

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

NANCY J. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

Return to:
BridgeTrust Title
4400 Harding Pike #400
Nashville, TN 37205
CS18700122

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth J. Massa	Highlands Residential mortgage	08401016900
(NAME)	(NAME)	
2632 Solon Drive	1200 N. Central Expressway #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brittney L. Farrow (formerly know as Brittney L. Smith) and Joshua Farrow , wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Seth J. Massa unmarried,** 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. 8 on the plan of Rosebank Terrace, Section, II, filed for record in Book 5210, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Brittney L. Smith, single, by Warranty Deed from Brenda K. Talley, unmarried, filed for record on September 30, 2013 as Instrument No. 20131004-0104638, Register's Office for Davidson County, Tennessee. Brittney L. Smith has since married and know goes by the name of Brittney L. Farrow.

Joshua Farrow joins in executing this Warranty Deed to convey any and all martial rights he may have in subject property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2632 Solon Drive, Nashville, TN 37206
(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 my/our hands this 27th day of June, 2017.

Brittney L. Farrow (formerly know as Brittney L. Smith)

Joshua Farrow

State of Tennessee
County of Davidson

Personally appeared before me Brittney L. Farrow (formerly know as Brittney L. Smith) and Joshua Farrow, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2017.

Notary Public

My Commission Expires: 3/8/2021

File No.: 37966

