WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066012 DEEDWARR
Recvd: 08/01/17 14:08 2 pgs
Fees: 13.00 Taxes: 1258.00
20170801-0078113

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

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
Brittney L. Farrow	Franklin American Mortgage Company	Map 73-1
(NAME)	(NAME)	
1426 McGavock Pike	6100 Tower Circle, Suite 600	Parcel 1.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, I, **David M. Gold, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brittney L. Farrow and Joshua J. Farrow, wife and husband,** 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. 2 of Block "B' on the plan of Country Club Estates, of record in Book 843, Page 95, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same Property conveyed to David M. Gold by Warranty Deed from Stephen McCullough, filed for record on August 9, 2017 in Instrument No. 20050809-0094472, Register's Office for Davidson County, Tennessee.

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 2109 McGavock Pike, 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 my/our hands this 31st day of July, 2017.

David M. Gold
By Robert L Scruggs, Attj in Fact

David M. Gold
By: Robert L. Scruggs, Attorney in Fact

State of Tennessee
County of Davidson

On this 31st day of July, 2017, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David M. Gold** and acknowledged that she executed the same as the free act and deed on behalf of **David M. Gold.**

WITNESS my hand and seal this 31st day of July, 2017.

Notary Public

My Commission Expires: _____

File No.: 38028

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018