Bill Garrett Davidson County
Batch# 6132 DEEDWARRSP
09/29/2017 03:41:36 PM 2 pgs
Fees: $13.00 Taxes: $198.69
20170929-0100079

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC (TIB)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel No.
H. M. Farrar, Jr., et ux.	Same	119-050-257.00
2107 Woodmont Blvd.		
Nashville, TN 37215		

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STATE OF Wyoming
COUNTY OF Teton

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 53,700.00 .

H M Farrar Jr
Affiant

Subscribed and sworn to before me this 26th day of September, 2017.

JUAN HERNANDEZ NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES SEPTEMBER 13, 2020

Notary Public

My Commission Expires: 9-13-2020

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FOR AND IN CONSIDERATION of the sum of Ten & No/100 Dollars ($10.00), cash in hand paid, and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, **FASCO, Inc. (formerly known as "Farrar Service Company"; see Book 4316, page 141 Register's Office Davidson County, Tennessee)** ("Grantor"), by these presents does hereby sell, transfer, and convey to **Harwell M. Farrar, Jr. and wife, Charlotte M. Farrar, as tenants by the entirety,** ("Grantees"), and their heirs, successors and assigns, certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block No. 26 on the Map of the Re-Subdivision of part of the Cumberland Nurseries as of record in Book 161, page 166, of the Register's Office for said County.

Said part of Lot No. 1 is described as follows: Beginning on the southerly said of Lutie Street, at the corner of Lots Nos. 1 and 2 on said plan; running thence southerly with the line between said lots, 179 feet to the northerly line of Lot No. 4; thence with the said line of Lot No. 4 westerly 50 feet; thence north and parallel with the first line, 179 feet to the southerly margin of said Street; thence with the south margin of said street, easterly 50 feet to the beginning.

Being the same property conveyed to Farrar Service Company (now FASCO, Inc.) by deed from James C. Dickens and wife, Beulah H. Dickens, of record in Book 4210, page 841, Register's Office for Davidson County, Tennessee.

This is improved property known as 321 Lutie Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantees and their heirs, successors and assigns, forever.

AND Grantor does hereby covenant with the Grantees that Grantor is lawfully seized and possessed of the said interest in said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 26 day of September, 2017.

GRANTOR:

FASCO, Inc., a Tennessee corporation

By: Harwell M Farrar Jr

Harwell M. Farrar, Jr.
Its: President

STATE OF Wyoming
COUNTY OF Teton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Harwell M. Farrar, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the President of FASCO, Inc., the within named bargainor, a corporation, and as such officer, being authorized to do so, he executed this Special Warranty Deed for the purposes therein contained by signing the name of the corporation as such President.

Witness my hand and official seal this 26 day of September, 2017.

Notary Public

My Commission Expires: 9-12-2020

JUAN HERNANDEZ NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES SEPTEMBER 12, 2020