Bill Garrett Davidson County
Batch# 50585 DEEDWARR
01/23/2018 03:09:45 PM 2 pgs
Fees: $13.00 Taxes: $688.20
20180123-0007054

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

DANIEL D. BRITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

R-CC-18-2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Hannibal & Son, Inc.** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **262 Eastgate Dr.#248** | **262 Eastgate Dr.#248** | **173-05-0A-241.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Aiken, SC 29803** | **Aiken, SC 29803** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER B. FARRAR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNIBAL & SON, INC., A LOUISIANA CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 241 (Two Hundred Forty One) on the Plan of Barnes Crossing, a Planned Unit Development of record in Plat at Instrument No. 20050721-0084791, as re-recorded at Instrument No. 20050805-0092480, as amended at Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer B. Farrar by Quitclaim Deed from James R. Farrar, married of record in Instrument No. 20121128-0109137 Register's Office for Davidson County, Tennessee, dated November 20, 2012 and recorded on November 28, 2012.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- P.U.D. Boundary Plan for Barnes Crossing of record as Instrument Number 20050128-0010427, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Barnes Crossing of record in Instrument Number 20050721-0084791 and re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Instrument Number 20050811-0095171 and Instrument Number 20050721-0084791, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2013 Shaylin Loop, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 22nd DAY OF JANUARY, 2018.

Jennifer B. Farrar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER B. FARRAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212