WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond P. Widmann	New owners	072101A05100CO
(NAME)	(NAME)	Bill Garrett Davidson County
1122 Litton Avenue, #112		Batch# 69675 DEEDWARR
(ADDRESS)	(ADDRESS)	03/15/2018 01:43:48 PM 2 pgs
Nashville, TN 37216		Fees: $13.00 Taxes: $1,035.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180315-0024601

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 considerations, the receipt of which is hereby acknowledged, we, **Clayton Farmer, unmarried and David Farmer, married, as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Raymond P. Widmann and Deborah Widmann, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, Unit B1027, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135 in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said Property.

Being the same property conveyed to Clayton Farmer unmarried and David Farmer, Married, tenants in common by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, dated 07/21/2017, recorded on 07/25/2017 of record in Instrument No. 20170725-0075284, in the Register's Office for Davidson County, Tennessee. This has never been the primary residence for the Grantors.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. Covenants, conditions, easements and restrictions of record in Instrument No. 20160729-0078558, First Amendment of record in Instrument No. 20160818-0086606, Second Amendment of record in Instrument No. 20161121-0122822 and Third Amendment of record in Instrument No. 20170320-0027135, in the Register's office for Davidson County, Tennessee; Easement and Right of Entry Agreement of record in Book 10262, Page 40; Easement Contained in Warranty Deed of record in Book 4255, Page 503; Perpetual Easement for Ingress and Egress of record in Book 4031, Page 423; Easement Contained in Deed of record in Book 6379, Page 677; Easement Contained in Special Warranty Deed of record in Instrument No. 20070323-0035231; Declaration of Easements of record in Instrument No. 20140611-0051056; Grant of Easement of record in Instrument No. 20100720-0056816, Instrument No. 20111206-0095088; Plat of record in Plat Instrument No. 201603300030247; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170324-0028986; Charter of Solo East Condominium Association, Inc., of record in Instrument No. 20160728-0078070, in the Register's office for Davidson County, Tennessee.

File No.: 01288-42092
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1122 Litton Avenue, #112, 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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 8th day of March, 2018.

Clayton Farmer
By: David Farmer, Atty-In-Fact

David Farmer

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared David Farmer, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Clayton Farmer, and who executed the same as the free act and deed of the said Clayton Farmer, by virtue of a Power of Attorney, duly executed and recorded at Book _____, page _____, Register's Office for Davidson County, Tennessee.
Instrument No. 20180315-0024600

Witness my hand and official seal this 8th day of March, 2018.

NOTARY

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 5.17.21

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared David Farmer, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purpose herein contained.

Witness my hand and official seal this 8th day of March, 2018.

NOTARY

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-42092
SMG TN Warranty Deed

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CLR-18-1122