Bill Garrett Davidson County
Batch# 93242 DEEDWARR
05/16/2018 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20180516-0046988

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 202,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15th day of May, 2018.

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Patrick Forbes Farr
Natalie Larae McClintock
1433 Aaronwood Drive
Old Hickory, TN 37138-4234
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 063160B14200CO

WARRANTY DEED

18NT00189

Effective the 15th day of May, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CHRISTINE E. FRAVEL, A SINGLE PERSON

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PATRICK FORBES FARR AND NATALIE LARAE MCCLINTOCK, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550-552, and amended in Book 7462, Page 445 and Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Christine E. Fravel, a single person, by Deed from Gretchen M. Evans, unmarried, dated 12/21/2010 and recorded 12/28/2010 as Document No. 20101228-0102433, Register's Office for Davidson County, TN.

This is an improved property commonly known as 1433 Aaronwood Dr., Old Hickory, TN 37138.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15th day of May, 2018.

Christine E. Fravel

Christine E. Fravel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Christine E. Fravel, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 15th day of May, 2018.

Notary Public

My commission expires: 3.10.19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

201805160046988

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY