Bill Garrett Davidson County
Batch# 104705 DEEDWARR
06/14/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $773.30
20180614-0057289

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of May, 2018.

Notary Public

Commission Expiration:

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Scott M.Faragher 1249 General George Patton Rd Nashville, TN 37221	SAME AS NEW OWNER.	-142 09 0E 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Patrick A. Griffith and wife, Marcia F. Griffith**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott M. Faragher and Lua Faragher, husband and wife, and Mary M. Faragher, unmarried,** 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:

Property known as 1249 General George Patton Rd Nashville, TN 37221, County of Davidson to wit:

Land in Davidson County, Tennessee, being Unit No. 1249, together with the carport designated No. 1249-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for said County, and described in Master Deed recorded in Book 6226, Page 9, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Patrick A. Griffith and wife, Marcia F. Griffith by deed from Robert P. Guenther and wife, Cathy B. Guenther dated 06/20/2005 filed and recorded 06/21/2005 of record as Instrument No. 20050621-0071270, said Register's Office.

Tax Map and Parcel ID is as follows 142 09 0E 048.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1249 General George Patton Rd, Nashville, TN 37221

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 unemcumbered, 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 hand this 31st day of May, 2018.

Patrick A. Griffith

Marcia F. Griffith

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

On this 31st day of May, 2018, before me personally appeared **Patrick A. Griffith and wife, Marcia F. Griffith**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 31st day of May, 2018.

Notary Public
Commission Expiration: 11/17/19

BOBBY HORN
Notary Public - State of Georgia
Dekalb County
My Commission Expires Nov 17, 2019

True Copy Certification

I, **Chasity Petty**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Chasity Petty

Chasity Petty

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Chasity Petty** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: 3/31/2020

