WARRANTY DEED

Bill Garrett Davidson County
Batch# 133439 **DEEDWARR**
08/27/2018 09:33:57 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20180827-0084461

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark L. Tant	Mark L. Tant	128-00-0-105.00
(NAME)	(NAME)	
7709 Sawyer Brown Road	7709 Sawyer Brown Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, , **Don Farrar, Trustee of the Don S. Farrar Living Trust U/A/D July 10, 2007,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Tant Companies LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying in the 8th Civil District, being tract 2 as shown on the survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, described as follows:

Beginning at an iron pin in the center of Sawyer Brown Road, at the northeast corner of the property conveyed to Roy E. McPherson and wife, by deed from C.E. Francis and wife, of record in Book 4311 , page 959, Register's Office for said County; thence with McPherson's Northerly line, north 74°49' west 798.38 feet to an iron pin in the easterly right-of-way line of Interstate I-40; thence with said right-of-way, north 74°36' east 167.20 feet to the corner of Tract 1 and 2 as shown on said survey; thence with the line between said two tracts, south 74°31' east 790.88 feet to the center of said Road; thence with the center of said Road, south 15°01' west 163 feet to the beginning.

Being the same property conveyed to Don S. Farrar and wife, Joyce A. Farrar, by Warranty Deed from John E. Hamlin and wife, Ruth M. Hamlin, dated July 23, 1973, of record in Book 4730, page 149, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Don S. Farrar by Quitclaim Deed from Joyce A. Farrar, dated January 25, 1989, of record in Book 7758, page 447, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Don S. Farrar by Quitclaim Deed from Joyce A. Farrar, dated January 9, 1996, of record in Book 10016, page 689, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Don Farrar Trustee(s) respectively, and his/her/their successors under a Revocable Living Trust for the benefit of Don S. Farrar, under the terms of The Don S. Farrar Living Trust Dated 7/10/07, by Quitclaim Deed from Don S. Farrar, dated July 10, 2007, of record in Instrument No. 20070807-0093981, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7689 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Metro letter regarding sewage soil absorption system of record in Book 4898, page 453; grant of easement of record in Instrument No. 20110311-0019605; all matters shown on survey made by Wayne S. Cooper, Sr., Surveyor, dated April 17, 1968; all of record in the Register's Office for Davidson County, Tennessee.

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 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 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 this 22nd day of August, 2018.

Don Farrar

Don Farrar, Trustee of the Don S. Farrar Living Trust U/
A/D July 10, 2007

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Don Farrar, Trustee of the Don S. Farrar Living Trust U/A/D July 10, 2007, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of August, 2018.

Notary Public
My Commission Expires: _____

File No.: 28057

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 2019