Karen Y Johnson Davidson County
Batch# 135733 DEEDWARR
09/04/2018 07:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20180904-0086845

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $409,900.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2018.

Notary Public

My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brittney L. Farrow **Joshua J. Farrow**	**Citizens Bank, N.A.**	**070070E00500CO**
1426 McGavock Pike	**6100 Tower Circle, Suite 600**	
Nashville, TN 37216	**Franklin, TN 37067**	

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 ACKNOWLEDGE, WE,

Michael Barnes, a single man and Malcom A. Lockridge and wife, Angela Y. Swinger-Lockridge

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittney L. Farrow and Joshua J. Farrow, wife and husband

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:

Land in Davidson County, Tennessee, being Unit 902A, Riverfront Estates, a horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170316-0025831, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Michael Barnes, Malcolm A. Lockridge and wife, Angela Y. Swinger-Lockridge, by Warranty Deed from Owen W. Ferguson, dated January 21, 2016, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170316-0025831.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 902A Youngs Lane, Nashville, TN 37207.

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 in 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.

Michael Barnes Date: 8-31-18
Michael Barnes

Date: 8/31/18
Malcolm A. Lockridge

Date: 8/31/18
Angela Y. Swinger-Lockridge

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Barnes, Malcom A. Lockridge, and Angela Y. Swinger-Lockridge, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2018.

NOTARY PUBLIC

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: NOV 0 8 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

