#34434

Name and Address of New Owner:
David Reagan Farr and Jessica LeVeen Farr
3704 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
Goldman Sachs BANK USA
Mortgage Processing
222 South Main St. 11th Floor
Salt Lake City, UT 84101

This Instrument Prepared By:
Sondra Moungey
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Karen Y Johnson Davidson County
Batch# 147353 DEEDWARR
10/01/2018 01:30:30 PM 4 pgs
Fees: $23.00 Taxes: $6,623.00
20181001-0097148

Map & Parcel No: 104-09-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harriette M. Scarpero and Stephen C. Scarpero, wife and husband** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Reagan Farr and Jessica LeVeen Farr, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 159 and the westerly one-half of Lot No. 157 of Block 8, Division "A" on the Map of Richland Realty Company's Subdivision of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, which plan shows property divided into blocks but not into lots. According to an unregistered printed copy of said plan showing said blocks divided into lots, said Lot No. 159 and the westerly one-half of Lot No. 157 adjoin and front together 75 feet on the northerly side of Richland Avenue and run back between parallel lines, parallel with and 125 feet west of the westerly margin of Craighead Street, 192.5 feet to an alley.

Being the same property conveyed to Stephen C. Scarpero, And Wife, Harriette M. Scarpero by Warranty Deed from Thomas T. Pennington and Wife, Kathryn H. Pennington dated August 15, 2008, and recorded August 18, 2008, as Instrument Number 20080818-00894675, Register's Office, Davidson County, Tennessee.

This is improved property commonly known as: 3704 Richland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of September, 2018.

(SEAL)
Harriette M. Scarpero

(SEAL)
Stephen C. Scarpero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2018, before me personally appeared Harriette M. Scarpero and Stephen C. Scarpero, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27th day of September, 2018.

Notary Signature
My commission expires: 7/5/21

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

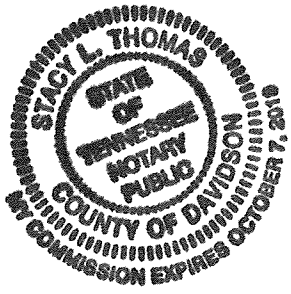
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,790,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of September, 2018.

Notary Public
My commission expires: October 7, 2019
File No. 2018-448



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

