WARRANTY DEED

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122
#299520

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Summer County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Wilma D Green	Same as	108 04 0A 031.00
(NAME)	(NAME) New owner	Karen Y Johnson Davidson County Batch# 158086 DEEDWARR 11/09/2018 11:36:55 AM 2 pgs Fees: $13.00 Taxes: $899.10
2828 Blackwood Drive		20181109-0111070
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephen L. Farrelly, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wilma D Green, a single woman**, 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 Lot No. 81 on the plan of Section Two, Villages of Larchwood, of record in Plat Book 7900, Page 326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete description.

Being the same property conveyed to Stephen L. Farrelly, an unmarried man by Warranty Deed from Jodi L. Sheffield, unmarried dated January 16, 2018 and recorded January 18, 2018 in Instrument Number 20180118-0005176, in said Register's office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2828 Blackwood Drive, Nashville, TN 37214

File Number: FND-188646SSO

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 our hands this 1st day of November 2018

Stephen L. Farrelly by Isabella M. Revilla attorney-in-fact

Stephen L. Farrelly
by Isabella M. Revilla, attorney-in-fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Isabella M. Revilla, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephen L. Farrelly, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Stephen L. Farrelly, for the purposes therein contained.

Witness my hand and official seal, this the 1st of November, 2018.

Notary Public
My Commission Expires:
(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

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