THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218661

Karen Y Johnson Davidson County
Batch# 179426 **DEEDWARR**
01/02/2019 09:11:13 AM 2 pgs
Fees: $13.00 Taxes: $1,548.44

20190102-0000092

STATE OF ~~TENNESSEE~~) Louisiana
COUNTY OF ~~DAVIDSON~~) East Baton Rouge

The actual consideration or value, whichever is greater, for this transfer is: $418,496.00.

:Samuel Hardy Farris II and Ainsley Farris
Affiant

Subscribed and sworn to before me, this 26th day of December, 2018.

Notary Public
My Commission Expires: at death

BRANDEN BARKER
Notary Public
Notary ID No. 151819
East Baton Rouge Parish, Louisiana

Attesting To Signature Only
Document Drafted By Others

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Delany Broussard, and David D Broussard and Carla D Broussard 5407B California Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-02-0-324.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel H. Farris IV and Ainsley Farris, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David D Broussard and Carla D Broussard, husband and wife, and Joshua Delany Broussard, unmarried, as joint tenants with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1316 of Block 45, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot 1316 fronts 25 feet on the Southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Samuel H. Farris, IV and Ainsley Farris, husband and wife by Warranty Deed from Lone Oak LLC, a Tennessee Limited Liability Company, recorded on the 21st day of August, 2015 in Instrument No. 20150821-0084428, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 2, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 172.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5407B California Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of December, 2018.

Samuel H. Farris IV

Ainsley Farris

STATE OF Louisiana)

COUNTY OF East Baton Rouge

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel H. Farris IV and Ainsley Farris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of December, 2018.

Notary Public

My Commission Expires: at death

BRANDEN BARKER
Notary Public
Notary ID No. 151819
East Baton Rouge Parish, Louisiana

Attesting To Signature Only
Document Drafted By Others