Karen Johnson Davidson County
Batch# 191485 DEEDWARR
02/04/2019 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190204-0010415

Warranty Deed

#34615

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $335,000.00. Affiant Subscribed and sworn to before me, this the 1st day of February, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelly Boutwell	F+M Bank	
606 Joyce Lane	50 Franklin St.	061020057.02
Nashville, TN 37216	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM C. FARNHAM AND KARYN P. FARNHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY BOUTWELL, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the unrecorded Map of Sweeney Clark Realty Company's Subdivision of part of Lot No. 4 on the Map of the William Bradford Land as of record in Book 547, page 91, Register's Office of Davidson County, and a part of reserved strip lying west of Lot No. 273 on the Plan of Gra Mar Acres, Section VIII, as of record in Book 2331, page 110, and described according to an unrecorded copy of a survey thereof made by Barge, Waggoner & Sumner, Inc., Eng., dated January 10, 1963, as follows:

Beginning at a point in the Southerly margin of Joyce Lane, 220 feet west from the Northwest corner of Lot No. 273 on the Plan of Gra Mar Acres, Section VIII, as of record in Book 2331, page 110, said Register's Office, said point being the corner of Lots 4 and 5; thence with the line between said lots, South 22 degrees 27' East 212.1 feet to a point, thence South 54 degrees 40' West 108.1 feet to a corner of Lot No. 3; thence with the line between Lots 3 and 4, North 26 degrees 02' West 230.4 feet to the Southerly margin of Joyce Lane; thence with the margin of the same, Easterly 120 feet to the point of beginning.

Being the same property conveyed to Michael D. Duncan and wife, Elizabeth J. Duncan by Warranty deed from Brett Evan Dauer and wife, Renee Allen Dauer of record in Book 9194, page 610, Register's Office for Davidson County, Tennessee, dated December 10, 1993 and recorded on December 21, 1993.

Being the same property conveyed to William C. Farnham and Karyn P. Farnham, husband and wife by Warranty deed from Michael D. Duncan and Elizabeth J. Duncan, both unmarried of record in Instrument No. 20161122-0123433 Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on November 22, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 606 Joyce Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of February, 2019.

William C. Farnham

Karyn P. Farnham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William C. Farnham and Karyn P. Farnham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of February, 2019.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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:

