Karen Johnson Davidson County
Batch# 221449 DEEDWARR
04/24/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20190424-0037692

# WARRANTY DEED

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MST 2019-0481

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 2019

Notary Public

MY COMMISSION EXPIRES: 7-26-21

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eli B. Farmer | Churchill Mortgage Corp. | 163-11-0E-008.00-CO |
| (NAME) 2950 Baby Ruth Lane Unit 8 | (NAME) 7610 Old Hickory Blvd. Ste 400 | |
| (ADDRESS) Nashville, TN 37013 | (ADDRESS) Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Chyrica L. Banks, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eli B. Farmer, a single man,** 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 No. 8 on the Plan of Final Plat, Timber Trace Townhouses, Second Revision of record in Plat at Instrument No. 20020514-0059199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Chyrica L. Banks, unmarried by Warranty deed from Jay T. Beasley, unmarried of record in Instrument No. 20061002-0121429 Register's Office for Davidson County, Tennessee, dated September 28, 2006 and recorded on October 02, 2006.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2018, a lien due and payable, and now delinquent. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20020514-0059199, Register's Office for Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Trace Townhomes of record in Instrument Number 20001122-0115563, as amended in Instrument No. 20010314-0024381, Instrument No. 20010329-0030062 and Instrument No. 20020517-0060761, Register's Office for Davidson County, Tennessee. HOA Charter shown as Exhibit "C" of record in Instrument Number 20001122-0115563, as amended in Instrument No. 20010329-0030061, in the Register's Office for Davidson County, Tennessee. Conveyance of common area to HOA of record in Instrument Number 20010329-0030063, in the Register's Office for Davidson County, Tennessee. Easement for

Ingress/Egress of record in Book 3765, Page 100 and Book 3843, Page 727, in the Register's Office for Davidson County, Tennessee. Easement Agreement for Sewer of record in Book 8526, Page 362, in the Register's Office for Davidson County, Tennessee. Electricla Permit of record in Book 4572, Page 995 and Book 4591, Page 552, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance for Sanitary Sewer to The Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 9190, Page 480 and Book 9190, Page 484, in the Register's Office for Davidson County, Tennessee.

This property, known as 2950 Baby Ruth Lane Unit 8, Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 19th DAY OF APRIL, 2019.

Chyrica L. Banks

Chyrica L. Banks

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chyrica L. Banks, unmarried, with whom I am personally acquainted (or provided 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 and official seal, this the 19th day of April, 2019.

Rachel W. Figueroa

Notary Public

My Commission Expires: 9/25/22

RACHEL W. FIGUEROA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (SEAL)

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019