Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $306,050.00

Affiant

Subscribed and sworn to before me this 26th day of April, 2019.

Notary Public
My commission expires: 12-19-2020

STATE OF TENNESSEE NOTARY PUBLIC JORDAN WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Karen Johnson Davidson County
Batch# 223728 **DEEDWARR**
04/30/2019 10:10:38 AM 2 pgs
Fees: $13.00 Taxes: $1,132.38

20190430-0039760

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Luke Farkas and Carina Farkas 28 Cameo Drive Nashville, TN 37211	SAME	119-12-0-019

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ryan Alan Millen and Shannon Rae Gregory Millen, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Luke R. Farkas and Carina C. Farkas, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Battlewood Subdivision Section 1 of record in Plat Book 1835 Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon R. Gregory by deed from Primacy Closing Corporation of record in Instrument No. 20090826-0080317, Register's Office for Davidson County, Tennessee. Shannon R. Gregory conveyed to Ryan Alan Millen and wife, Shannon Rae Gregory Millen, of record in Instrument No. 20180306-0020989, Register's Office for Davidson County, Tennessee, and dated March 5, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Battlewood of record in Plat Book 1835 Page 31, Register's Office for Davidson County, Tennessee.

This property is improved property known as 28 Cameo Drive, Nashville, TN 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 26th day of April, 2019.

Ryan Alan Millen

Ryan Alan Millen

Shannon Rae Gregory Millen

Shannon Rae Gregory Millen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of April, 2019, before me personally appeared Ryan Alan Millen and Shannon Rae Gregory Millen, 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 26th day of April, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY