Karen Johnson Davidson County
Batch# 226452 DEEDWARR
05/06/2019 01:22:30 PM 2 pgs
Fees: $13.00 Taxes: $700.78
20190506-0042241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF MAY, 2019

Notary Public

MY COMMISSION EXPIRES: 5-27-2019

(AFFIX SEAL)

Amelia Swanson Notary Public State of Tennessee Williamson County

MST 2019-0411

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
Crystal Sea Inc.	Crystal Sea Inc.	
(NAME) 1001 Carriage Way Court	(NAMB) 1119 Mary Evelyn Ct	086 03 0 00300
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37217	
(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, **Martha A. Farrar an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Sea Inc. 401K Trust Roth FBO Ken Cunningham,** 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. 13 on the Plan of Jackson's Retreat Subdivision, Phase 1, Section 2 of record in Plat Book 5200, Page 334, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 65.0 feet on the southerly side of Old Lebanon Dirt Road and fronts 70.0 feet on the easterly margin of Carriage Way Ct. said frontages being joined by a curve having a length of 39.27 feet and runs back 95.0 feet on the easterly line and 90.0 feet on the southerly line to a point of intersection.

Being the same property conveyed to Billy B. Farrar and wife Martha A. Farrar by deed from William C. & Deby Farrar of record in Book 10123, page 992, Register's Office for Davidson County, Tennessee, dated December 18, 1990 and recorded on July 17, 1996. (Value or consideration shown in aforementioned deed $66,000.00.) Said deed is corrected by Correction Deed recorded October 4, 2006, in Instrument Number 20061004-0123516 of the same Office.

Billy B. Farrar died on July 8, 2013, leaving Martha A. Farrar as surviving tenant by the entirety.

Being also known as 1001 Carriage Way Court Hermitage, Tennessee 37076.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the

public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2019, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 334 and 335, amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee.

This property, known as 1001 Carriage Way Court, Hermitage, TN 37076
(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 _____ DAY OF MAY, 2019.

Martha A. Farrar

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha A. Farrar, 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 3 day of May, 2019.

Notary Public
My Commission Expires: 5-27-2019

Amelia Swanson (SEAL) State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-27-2019

Amelia Swanson State of Tennessee Notary Public Williamson County