This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191654 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$1,080,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 20th day of May, 2019. Notary Public My Commission Expires: _____

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

WARRANTY DEED

THIS INDENTURE, made this 20 day of May, 2019, among:

JOSH FARRO AND WIFE, JENNA FARRO

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STACY J. HILL AND WIFE, IILA D. HILL

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being part of the property conveyed to Katherine S. Sharp, solely, of record in Deed Book 6828, Page 845, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the gravel drive leading to Hester Beasley Road approximately 2,936 feet from the centerline; thence South 75 degrees 49 minutes 39 seconds East a distance of 58.05 feet; thence South 35 degrees 11 minutes 56 seconds East a distance of 121.51 feet; thence South 80 degrees 55 minutes 37 seconds East, a distance of 381.91 feet; thence South 05 degrees 25 minutes 45 seconds West a distance of 1494.15 feet; thence North 23 degrees 39 minutes 20 seconds West a distance of 1681.63 feet; thence North 66 degrees 04 minutes 04 seconds East a distance of 70.07 feet; thence N 59 degrees 47 minutes 12 seconds East a distance of 264.66 feet; to the point of beginning, and containing 15.00 acres more or less. Description taken from survey of John M. Kohl & Company, P.C., dated April 4, 2006.

Being the same property conveyed to Josh Farro and Jenna Farro by Warranty deed from Dickey G. Brown, a married man of record in Instrument No. 20111024-0082379 Register's Office for Davidson County, Tennessee, dated 10/24/2011 and recorded on 10/24/2011. Being also known as 9184 Hester Beasley Rd Nashville, Tennessee 37221.

Karen Johnson Davidson County
Batch# 232588 DEEDWARR
05/21/2019 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20190521-0047877

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Josh Farro

Jenna Farro

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Josh Farro and Jenna Farro, the within named bargainor(s), with whom I am personally acquainted (or proved 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 20th day of May, 2019.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Stacy J Hill and Iila D Hill
Address: 9184 Hester Beasley Rd
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: **same**
Address:
City, State, Zip:

Tax ID: 178-00-0-082.00

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

