Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF Dickson
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.



Tiffany Trigg
Affiant

Subscribed and sworn to before me, this 27th day of May, 2019.

Deanna F. Wood
Notary Public
My commission expires: 2-7-2022

17-1902-173324

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Craighead Development, LLC 421 E. Iris Drive, Suite 300 Nashville, TN 37204	New Owner	095-02-0-097.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia C. Farrell, a widow,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Craighead Development, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their successors 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. 88, on the Plan of Walnut Grove, of record in Book 2133, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gene A. Farrell and wife, Patricia C. Farrell by deed from Sue J. Williams Toney, dated May 18, 1965, recorded June 22, 1965, of record in Book 3897, Page 489, Register's Office for Davidson County, Tennessee. The said Gene A. Farrell having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2214 June Drive, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 235604 DEEDWARR
05/29/2019 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20190529-0050500

WITNESS my hand this 28th day of May, 2019.

Patricia C. Farrell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patricia C. Farrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 28th day of May, 2019.

Notary Public

My Commission expires: 03/05/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Aric D. Hinson, 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

State of Tennessee

County of Dickson

Personally appeared before me, Deanna F. Wood, a notary public for this county and state, Aric D. Hinson 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}

