Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

39-B
File #19-1209

Karen Johnson Davidson County
Batch# 242643 **DEEDWARR**
06/13/2019 08:41:34 AM 2 pgs
Fees: $13.00 Taxes: $1,781.55

20190613-0056660

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Farrell, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew L. Auker and Arlon J. Staggs, married to each other**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of W.A. Sharp's Revised Plan of A.W. Hooker's Addition to East Nashville of record in Plat Book 421, Page 114, 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 James Farrell, unmarried by Warranty deed from Holam J. Hartnett a/k/a Holam J. Antonetti, unmarried and Mandy Yow, unmarried, joint tenants with rights of survivorship of record in Instrument No. 20121127-0108632 Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 27, 2012. James Farrell is now married to Allegra Farrell and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 939 Seymour Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 6th day of June, 2019.

James Farrell

Allegra Farrell

State of Tennessee)
County of Davidson)

On this 6th day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Farrell and Allegra Farrell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 481,500.00.

Affiant

Sworn and subscribed before me on this the 6th day of June, 2019.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

NEW OWNER:
Andrew L. Auker
939 Seymour Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
082-04-0-402.00