WARRANTY DEED

Karen Johnson Davidson County
Batch# 267711 DEEDWARR
08/07/2019 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20190807-0078503

File No. TE0005460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TriStar Properties	New Owner	
(NAME)	(NAME)	
506 Brook Hollow Rd		051-00-0-008.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I, **David Allen Farr and wife Connie Sue Farr,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TriStar Properties,** LLC, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Third Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set on the south right of way line of Chadwell Drive; said pin being situated N 87 deg. 23' 57" W, 430.85 feet from the intersection of the south right of way line of Chadwell Drive and the west right of way line of South Graycroft Avenue; said pin also being the northwest corner of a tract of land conveyed to Alfred E. Wehby, et ux, by deed of record in Book 3849, page 404, RODC, Tennessee; thence with the west line of Wehby, S 02 deg. 35' 13" W 727.55 feet to an iron pin set in the north line of a tract of land conveyed to Oliver R. Campbell et ux, by deed of record in Book 2929 page 485, RODC Tennessee; thence with the north line of Campbell N 87 deg. 12' 52" W 19.34 feet to an existing iron pin; thence with the north line of a tract of land conveyed to the Health and Educational Facilities Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Deed Book 9917, page 61, RODC, Tennessee, N 87 deg. 15' 50" W a distance of 33.82 feet to an existing iron pin; thence continuing with said north line N 87 deg. 15' 20" W 46.84 feet; thence severing the Health and Educational Facilities Property, N 02 deg. 35' 13" E 727.29 feet to the south right of way line of Chadwell Drive; thence with said right of way line, S 87 deg. 23' 57" E 100.00 feet to the point of beginning and containing 1.670 acres or 72,741.00 square feet, more or less, as calculated by the above courses and distances.

Being the same property conveyed to David Allen Farr and wife, Connie Sue Farr by Warranty deed from Charles R. Ogle and wife, Barbara Ogle of record in Instrument No. 20100730-0059939 Register's Office for Davidson County, Tennessee, dated July 28, 2010 and recorded on July 30, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1013 Chadwell Drive, Madison, TN 37115

(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 hand this 31st day of July, 2019.

Connie S. Farr

David A. Farr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Connie S. Farr and David A. Farr, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of July, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Jaymie Hargrave, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY