Karen Johnson Davidson County
Batch# 268644 DEEDWARR
08/08/2019 10:27:43 AM 2 pgs
Fees: $13.00 Taxes: $570.27

20190808-0079026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,125.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of August, 2019.

(Affix Seal) Notary Public

My Commission Expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

2019-812-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alexander Farsian 515 Cedarmont Drive Antioch, TN 37013	108 Silver Birch Ln. LaVergne, TN 37086	Map/Parcel 173-01-0A-001.00-CO

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, **Lorraine Mineo, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Alexander Farsian**, _____ hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, Cedarmont Hills II Townhomes, as established under Master Deed of record in Instrument No. 20070719-0086012, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Lorraine Mineo, an unmarried woman, by Quitclaim Deed from Anthony Amico, married and David Martinez, unmarried by, dated August 5, 2019, of record in Instrument No. 20190808-0079025, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties as of the date of closing, to be assumed by Grantees herein, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 515 Cedarmont Drive, Antioch, TN 37013 .

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 5th day of August, 2019:

Lorraine Mineo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of August, 2019, before me personally appeared Lorraine Mineo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2019.

Notary Signature
My commission expires: 11/10/2019

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN