STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

08/23/19.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-6336

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 277754 DEEDWARR
08/29/2019 03:27:55 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20190829-0087432

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MT Rental Properties, LLC (NAME)	SAME AS NEW OWNER (NAME)	134-13-55
1617 21st Avenue N. (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Steven D. Farris, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MT Rental Properties, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 143 on the Plan of Kenilworth Section 3 of record in Plat Book 2900, Pages 149 and 150, Register's Office for said County Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven D. Farris, unmarried by Deed dated May 20, 2002 from Mark A. Ellmore, Jr., recorded May 31, 2002, in Instrument Number 20020531-0065930, Register's Office of Davidson County, Tennessee.
Debra Marie Farris joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 3221, page 445, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 149-150, Register's Office for Davidson County, Tennessee.
3. Avigation Easement and Contract as recorded in Book 8935, page 203, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4810 Lexington Drive, Nashville, TN 37211.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-V-19-4810

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. Whenever 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/our hand(s) this 23rd day of August, 2019.

Steven D. Farris

Debra Marie Farris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2019, before me personally appeared Steven D. Farris and Debra Marie Farris, 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 23rd day of August, 2019.

Notary Signature
My commission expires: 3/21/22

WILSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
MICHAEL T. MOSER

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066