ıson Davidson County
Batch# 284601 DEEDWARR
09/12/2019 09:06:17 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20190912-0092348

(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0495-19

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2019

Notary Public
My Commission Expires: 12/05/2020

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	
Al Rago 1009 39th Ave N Nashville, TN 37209	First National Bank of Middle Tennessee 1608 Williams Drive, Ste 301 Murfreesboro, TN 37129	Map/parcel: 091-08-0-138.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE

Sidney Farbes and Margaret O'Malley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Al Rago, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 2 on the Plan of V.H. Dixon Subdivision, as of record in Book 2083, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sidney Farbes and Margaret O'Malley by Warranty Deed from Theodore G. Towns, dated 6/24/93 and recorded 6/28/93 in Book 8995, Page 352, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1009 39th Ave N Nashville, TN. 37209

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(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of September, 2019

Sidney Farbes

Margaret O'Malley

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Sidney Farbes and Margaret O'Malley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2019

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

STEVENS MILORD
Commission # GG 102811
Expires September 9, 2021
Bonded Thru Budget Notary Services