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

39-B
File #19-1305

Karen Johnson Davidson County
Batch# 293635 DEEDWARR
10/01/2019 09:07:21 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00

20191001-0099681

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 Matthew Joyce and Manda M. Joyce, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Brian Farrell and Emily Farrell, 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 Unit A, together with the appurtenant interest in the common elements of Biltmore II Townhomes, a Horizontal Property Regime established by the Declaration recorded in Instrument No. 20061222-0158544 as amended in Instrument Number 20070831-0105024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Matthew Joyce and Manda M. Joyce, husband and wife by deed from Bradley R. Wiltz and wife, Lisa A. Wiltz, dated July 6, 2017, of record in Inst. No. 20170707-0068475, Register's Office for Davidson County, Tennessee.

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: 1106 A Biltmore Drive, Nashville, TN 37204.

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 23rd day of September, 2019.

Matthew Joyce

Manda M. Joyce

State of Tennessee)
County of ~~Davidson~~ Shelby)

On this ~~23rd~~ 24th day of September, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Joyce and Manda M. Joyce, 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

My Commission Expires: May 01, 2021

MARIA PHANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. MAY 01, 2021

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 710,000.00.

Affiant

Sworn and subscribed before ~~me on~~ this the 23rd day of September, 2019.

Notary Public

My Commission Expires: 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Brian Farrell 1106 A Biltmore Drive Nashville, TN 37204	Bank of America 4500 Amon Carter Blvd Ft. Worth, TX 76155	131-12-0H-002.00