WARRANTY DEED

Karen Johnson Davidson County
Batch# 331894 DEEDWARR
12/18/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20191218-0130737

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$324,900.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2019.

Notary Public

My commission expires: 05-19-2020
(AFFIX SEAL)

KELLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-19-2020

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas David Farris,IV **Jordyn Culbreth Farris**	Same As	**Map 126-15-0-A Parcel 181-00co**
8141 Settlers Way	new owner	
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Christopher Green and Mary Ann Green, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas David Farris,IV and Jordyn Culbreth Farris, husband and wife

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. 159, on the Plan of Boone Trace at Biltmore, Section Four, of record in Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard Christopher Green and Mary Ann Green, and Mary Ann Green, husband and wife, by Deed dated July 21, 2015 from Daniel T. Bruno and wife, Cynthia R. Bruno, of record in Instrument No. 20150722-0071650, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 9700, Pages 932 and 933, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement to Southern Bell Telephone and Telegraph Company of record in Book 756, Page 142, said Register's Office. (3) Charter of Boone Trace Homeowners' Association, Inc., of record in Book 9607, Page 534, said Register's Office. (4) Restrictive Covenants contained in instrument of record in Book 7265, Page 657, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions of Boone Trace, of record in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee. (6) Grant of Overhead Line Easement of record in Book 8992, Page 62, said Register's Office. (7) Dedication of common areas of record in Instrument No. 20011119-0126831, said Register's Office. (8) Taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **8141 Settlers Way, Nashville, TN 37221**

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 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/our hand(s) this **17th** day of **December, 2019.**

Richard Christopher Green

Mary Ann Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard Christopher Green and Mary Ann Green,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **December, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Lacey Chumley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith 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 Rutherford

Personally appeared before me, Ashley W. Morgan, a notary public for this county and state, Lacey Chumley, 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: 5/19/2020

