Karen Johnson Davidson County
Batch# 345369 DEEDWARR
01/21/2020 08:48:23 AM 2 pgs
Fees: $13.00 Taxes: $11,470.00
20200121-0006753

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $3,100,000.00. Affiant Subscribed and sworn to before me, this 16th day of January, 2020. Notary Public My commission expires: 9/29/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
198 E. Main Street, Ste. 200, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Justin M. Skinner	U.S. Bank Home Mtg.	145-14-0-070.00
5325 Cherry Blossom Trail	7601 Penn Ave S, Ste A1	
Nashville, TN 37215	Richfield, MN 55423	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Joseph Mark Farrington and Shannon Wolcott Farrington, as tenants in common, each with a 50% undivided interest

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Justin M. Skinner and Jacqueline Watkins Skinner, Husband and Wife,

(hereinafter called the "Grantees"), their 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 Lot No. 13 on the Final Plat Resubdivision of Lots 189 and 190 Tyne Valley Est. Section 10, Lot 13 Tyne Valley Est. Section 15-Revised of record in Instrument Number 201405160042321, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

As to (original) Lot 13 of Plan of Tyne Valley, Section 15, which plat is recorded in Book 5200, Page 338:

Being the same property conveyed to Joseph M. Farrington and wife, Shannon W. Farrington, by Warranty Deed from Taylor Henry, of record in Instrument No. 20050630-0075274, Register's Office for Davidson County, Tennessee, dated June 23, 2005 and recorded June 30, 2005.

Being the same property conveyed to Joseph Mark Farrington and wife, Shannon Wolcott Farrington, as tenants in common, each with a 50% undivided interest by Quitclaim Deed from Joseph Mark Farrington and wife, Shannon Wolcott Farrington, as tenants by the entirety of record in Instrument No. 20070622-0074555 Register's Office for Davidson County, Tennessee, dated 06/06/2007 and recorded on 06/22/2007.

Also, see Scrivener's Error Affidavit recorded in Instrument No. 20070807-0093779, Register's Office for Davidson County, Tennessee.

As to Lot 13, on the Final Plat Resubdivision of Lots 189 & 190, Tyne Valley Est. Sec. 10, Lot 13 Tyne Valley Est. Sec 15-Revised, which plat is recorded in Instrument No. 20140516-0042321:

Being the same property conveyed to Joseph Mark Farrington and Shannon Wolcott Farrington, as tenants in common, each with a 50% undivided interest by Quitclaim Deed from Alan J. McCracken and Jean B. McCracken, husband and wife, of record in Instrument No. 20140516-0042327, Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on May 16, 2014.

This is improved property known as **5325 Cherry Blossom Trail, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, thier heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 16th day of January, 2020.

Joseph Mark Farrington

Shannon Wolcott Farrington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joseph Mark Farrington and Shannon Wolcott Farrington, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of January, 2020.

Notary Public

My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 20-000008-525