Name and Address of New Owner:
Emiliano Hernandez Cruz
3916 Thackery Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 349182 DEEDWARR
01/27/2020 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20200127-0009777

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 04112006000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert L. Farrar and wife, Cynthia R. Farrar**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Emiliano Hernandez Cruz, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 73, as shown on the map entitled Bellshire Estates, Section 2, of record in Platt Book 2133, Page 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Robert L. Farrar and wife, Cynthia R. Farrar by Warranty Deed from Martha Beck and husband, Robert B. Beck dated June 7th 2019 and recorded June 12th 2019 in Instrument No. 20190612-0056470 said Register's Office, Davidson County, Tennessee.

Also being the same property conveyed to FRANK L. DA VIS AND JULIA FRANCES DAVIS, as tenants in common, by deed from MARIE J. CO LIE, of record in Book 3880, Page 378, dated April 15, 1965, said Register's Office.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3916 Thackery Drive Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of January, 2020.

_____(SEAL)
Robert L. Farrar

_____(SEAL)
Cynthia R. Farrar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of January, 2020, before me personally appeared Robert L. Farrar and Cynthia R. Farrar, 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 13th day of January, 2020.

_____
Notary Signature
My commission expires: 11-8-21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

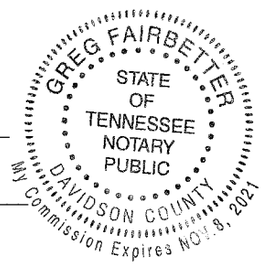
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of January, 2020.

Notary Public
My commission expires: 11-8-21
File No. 19-775



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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Nashville, TN 37212