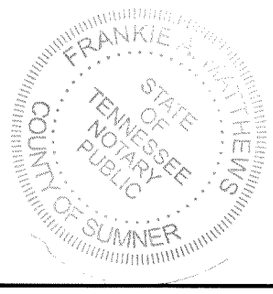
Karen Johnson Davidson County
Batch# 352170 DEEDWARR
02/03/2020 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,438.93
20200203-0012132

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,900.00

Joseph L Gore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher Lawton Fairbank	F & M Bank	081070386.00
(NAME)	(NAME)	
1907 Cephas Street	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Joseph L. Gore and Chad Garner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Lawton Fairbank and Emily Ann Fairbank, 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:

BEING Lot No. 36, on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Woodard Property, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Joseph L. Gore and Chad Garner by deed from Joseph L. Gore of record in Instrument No. 20180928-0096514, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any matters and notes on plat of record in Plat Book 161, Page 174, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Agreement for Dedicated Public Right of Way of record in Instrument No. 20181031-0107764, said Register's Office.

Joseph L. Gore executed this instrument on behalf of Chad Garner pursuant to a Power of Attorney of record in Instrument No. ___202002030012131_____, Register's Office, Davidson County, Tennessee.

The subject property is not the principal residence of the grantors nor the grantors spouses.

unimproved ☐

This is improved ☑ property, known as 1907 Cephas Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 28th day of January, 2020.

Joseph L. Gore

Chad Garner by Joseph L. Gore A.I.F.

Joseph L. Gore

Chad Garner by Joseph L. Gore, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph L. Gore the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of January, 2020.

Notary Public
My commission expires: 3-24-20

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph L. Gore as Attorney-in-Fact for Chad Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 28th day of January, 2020.

Notary Public
My commission expires: 3-24-20

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

202002030012132

True Copy Certification

I, RYAN RAFOTH, 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 Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

