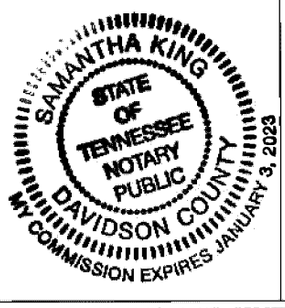
Karen Johnson Davidson County
Batch# 352675 DEEDWARR
02/03/2020 04:00:30 PM 2 pgs
Fees: $13.00 Taxes: $8,447.10
20200203-0012394



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $2,283,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2020.

Notary Public

My commission expires: 1-3-2023

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Scott Manning and Kristen M. Manning	Peoples National Bank NA	**132-14-0-056**
4704 Churchwood Drive	14323 S. Outer Forty Rd Ste 1015	
Nashville, TN 37220	Town and Country, MO 63017	

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

Joshua N. Farro and Jenna L. Farro, Trustees of The Farro Family Revocable Living Trust Agreement dated January 16, 2019

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Manning and Kristen M. Manning, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 86 on the Plan of Oak Hill Valley of record in Plat Book 1835, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Farro and Jenna Farro, husband and wife by Warranty Deed from Stone Oak Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181015-0101725, Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 15, 2018.

Being the same property conveyed to Joshua N. Farro and Jenna L. Farro, Trustees, Farro Family Revocable Living Trust Agreement dated January 16, 2019 by Quitclaim Deed from Josh Farro and Jenna Farro, husband and wife, of record in Instrument No. 20190122-0006238, Register's Office for Davidson County, Tennessee, dated January 16, 2019 and recorded on January 22, 2019. Certification of Trust Affidavit and Indemnity Agreement for said Trust is of record in Instrument No. 20191106-0114742 recorded on November 6, 2019, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x__) unimproved (____) property known as 4704 Churchwood Drive, Nashville, TN 37220.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 31st day of January, 2020:

The Farro Family Revocable Living Trust Agreement dated January 16, 2019

By: Joshua N. Farro, TRUSTEE
Joshua N. Farro, Trustee

By: Jenna L Farro, trustee
Jenna L. Farro, Trustee

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Joshua N. Farro and Jenna L. Farro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trustees of The Farro Family Revocable Living Trust agreement dated January 16, 2019, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 31st day of January, 2020.

My Commission Expires: 6.19.22

Notary Public

20191708R

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)