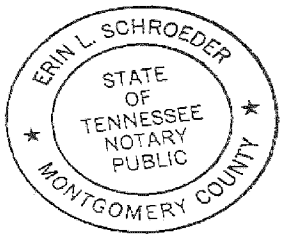
Karen Johnson Davidson County
Batch# 366864 DEEDWARR
03/04/2020 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $421.80
20200304-0024343



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Robertson

The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Willis M. Farris
Affiant

Subscribed and sworn to before me, this 2nd day of March, 2020.

Erin L Schroeder
Notary Public

My commission expires: 10/17/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rod Brown	SAME	140-00-0-025.00
437 East Kingston Springs Road		
Pegram, TN 37143		

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, I,

Willis M. Farris, unmarried

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

Rod Brown, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in the 2nd District of Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a point in the Southerly margin of McCrory Lane, said point being the Northwest corner of Picksley Cheek, said point being 420 feet more or less from an iron pin being the Northwest corner of Cheek, said Northwest corner being 1400 feet more or less from the centerline of I-40 Interchange with McCrory Lane.

THENCE, South 29 degrees, 52 minutes 35 seconds West, 526.45 feet to an iron pin; thence, South 25 degrees 49 minutes 06 seconds West, 542.02 feet to a point; thence, South 51 degrees 37 minutes 10 seconds East, 366.39 feet to an iron pin; thence, North 26 degrees 10 minutes 31 seconds East, 1236.31 feet to a point in the Southerly margin of McCrory Lane; thence with the Southerly margin of McCrory Lane, in a Westward direction 338.2 feet more or less, to the point of beginning.

CONTAINING, 9.24 acres more or less, being the remaining portion of a tract of land conveyed to Alfred C. Farris III and Carney O. Farris by Farris Hardwood Lumber Company, Inc., of record in Book 3214, Page 241, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Willis M. Farris, one-half (1/2) interest by Quitclaim deed from Alfred C. Farris and Carney O. Farris of record in Book 10735, page 409, Register's Office for Davidson County, Tennessee;

BEING the same property conveyed to Willis M. Farris, the remaining one-half (1/2) interest by Quitclaim deed from Alfred C. Farris and Carney O. Farris of record in Book 10743, page 874, Register's Office for Davidson County, Tennessee.

This is unimproved property known as **8171 McCrory Ln, Nashville, TN 37221.**

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 Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is 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.

GRANTOR FURTHER COVENANTS and binds himself, his 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 Grantor has hereunto executed this instrument on this the 2 day of March, 2020.

Willis M. Farris

Willis M. Farris

STATE OF TENNESSEE
COUNTY OF Robertson

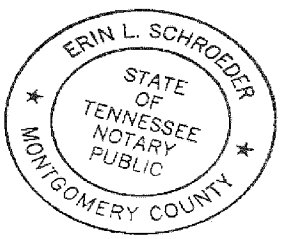
Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Willis M. Farris, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 2nd day of March, 2020.

Erin L Schroeder

Notary Public
My Commission Expires: 10/17/2023

SolomonParks File No. 20-000041-528



SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)