This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $269,000.00

Affiant

Subscribed and sworn before me this the 5th day of March, 2020.

Notary Public
My commission expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Karen Johnson Davidson County
Batch# 368369 DEEDWARR
03/06/2020 09:33:49 AM 2 pgs
Fees: $13.00 Taxes: $995.30
20200306-0025341

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Josephine Raneri	F&M Bank	173-09-0A 753.00
3126 Fyffe Ln	PO Box 451	
Nashville, TN 37211	Clarksville, TN 37041	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged. PHILIP D. FALLIN AND OLIVIA A. FALLIN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPHINE RANERI, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 636, on the plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Philip D. Fallin and Olivia A. Fallin, husband and wife, by deed from Charles Jared Ledlow and Grace Fallin Ledlow f/k/a Grace Fallin, dated 10/19/2015, of record in Instrument No. 20151019-0106271, as corrected in Instrument No. 20151118-0116795, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3126 Fyffe Ln, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PF QT

Witness my hand this the 5th day of March, 2020.

Philip D. Fallin

Olivia A. Fallin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip D. Fallin and Olivia A. Fallin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2020.

My commission expires: 9-6-22

Notary Public

