Karen Johnson Davidson County
Batch# 393446 DEEDWARR
04/29/2020 12:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200429-0044863

This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes.

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
ROBERT H. FARNSWORTH MARY B. FARNSWORTH 1521 Graybar Lane Nashville, TN 37215	SAME	Pt. of 117-12-180

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][A][1]).

AFFIANT

Sworn to and subscribed before me this 21st day of April, 2020.

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

MATTHEW D. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ROBERT H. FARNSWORTH, married, and for the sole and exclusive purpose of creating tenants by the entireties, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ROBERT H. FARNSWORTH and MARY B. FARNSWORTH, Husband and Wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The execution of this Warranty Deed is made pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020. This Warranty Deed may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

WITNESS MY HAND this the 21 day of April, 2020.

By: Robert H. Farnsworth
ROBERT H. FARNSWORTH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Farnsworth, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this _____ day of _____, 2020.

_____
Matthew D. Faulk, Notary Public

My Commission expires: March 30, 2021

belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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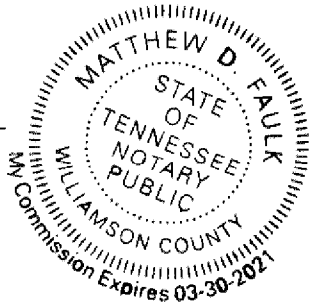
WITNESS MY HAND this the _____ day of _____, 2020.

By: _____
ROBERT H. FARNSWORTH

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Farnsworth, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of April, 2020.



_____
Matthew D. Faulk, Notary Public

My Commission expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot 1 of the Plan of Resubdivision of Lot 40 and the easterly half of Lot 39, Block M, Maplehurst Subdivision (the "Plat") of record in Book 8250, Page 203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and being a portion of the property conveyed to Robert H. Farnsworth and wife, Merrill H. Farnsworth by deed of record in Book 5717, Page 141 in the Register's Office of Davidson County, Tennessee. The property is known as 1521 Graybar Lane, Nashville, Tennessee 37215.

The above description was prepared by John D. McCormick, RLS #674, 6247 New Hope Road, Hermitage, TN 37076.

Being the same property conveyed to Robert H. Farnsworth by Quitclaim Deed of record from Merrill H. Farnsworth, in Instrument No. 200003070023110, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This conveyance is subject to an ingress and egress easement which benefits and encumbers Lots 1 and 2 as more particularly described on the Plat. As the owner of Lot 2 as shown on the Plat, the Grantor hereby releases all rights of ingress, egress and parking on Lot 1, for herself, as well as her heirs, successors and assigns.

This is improved property known as 1521 Graybar Lane, Nashville, TN 37215.

True Copy Certification

I, Matthew D. Fowlk, 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, Caleb Hughes, a notary public for this county and state, Matthew D. Fowlk 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: 2/12/23

Notary' Seal (if on paper)

