Karen Johnson Davidson County
Batch# 409666 DEEDWARR
06/03/2020 11:21:32 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200603-0056933

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACQUELINE FARNAM	NEW OWNER	**073-16-0A-209.00-CO**
(NAME) **209 CUMBERLAND TRACE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FRANCES L. CONARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE FARNAM,** A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 209 as shown on the Plat of Cumberland Trace, of record in Book 5200, page 724, Register's Office for Davidson County, Tennessee, together with an undivided membership in the Cumberland Trace Homeowners' Association, all as described in Book 6218, page 528, said Register's Office.

Being the same property conveyed to Frances L. Conard f/k/a Frances L. Leaver, from Mary Ann Dungey Chastain a/k/a Mary Ann Chastain, Betty Jean Dungey Eddington a/k/a Betty Jean Eddington, Rebecca Sue Dungey Morgan a/k/a Rebecca Sue Morgan, and Patricia Gayle Dungey Bearden a/k/a Patricia Gayle Bearden, being all the heirs at law of Alice Dungey a/k/a Levina Alice Dungey, by deed dated May 25, 2017, of record in Instrument No. 20170525-0052411, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 5200, page 724; Master Deed of record in Book 6218, Page 528 and amended in Instrument No. 20090825-0080066, Instrument No. 20151103-0112087 and Instrument No. 20151110-0114516; Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050098; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **209 CUMBERLAND TRACE, NASHVILLE, TN 37214**
(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 my hand this 28 day of May, 2020.

Frances L. Conard

FRANCES L. CONARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 28 day of May, 2020.

My Commission Expires: **May 2, 2022**

Lee A. Cohen

Notary Public

