WARRANTY DEED	Karen Johnson Davidson County Batch# 460402 DEEDWARR 08/20/2020 08:11:40 AM 5 pgs Fees: $28.00 Taxes: $832.50 20200820-0093741

Address New Owners as:	Tax Bill To:	Map / Parcel
Farrar Street Inc. 5096 Bull Run Rd Ashland City, TN 37015-9428	New Owners	09008018700

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David Len Francis, Raymond B. Francis, Sylvia J. Clifton, Judy Ann Ogle and Sandra P. Pickett now known as Sandra Pickett Simons**(The "Grantors") has bargained and sold, and by these presents do transfer and convey unto, **Farrar Street Inc., a Tennessee Incorporation,** (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 3 of the Plan of Jameswood Subdivision, of record in Book 3842, page 162, Register's Office for said County.

Said Lot No. 3 fronts 50.0 feet on the easterly side of James Avenue and extends back between lines, measuring 100.0 feet on the northerly line and 119.1 feet on the southerly line, to a line, to a line in the rear on which it measures 53.3 feet thereon.

Being the same property conveyed to Geneva Francis by Deed from Associated Brokers, Inc., of record in Book 4354, page 5. Geneva Francis having died and under Article II of the Last Will and Testament of Geneva Francis, deceased, of record in Book 11212, page 583, in the Register of Deeds Office for Davidson County, Tennessee, property was devised to Norma Faye Francis. Norma Faye Francis a/k/a/ Faye Francis having died and under the Second Item of the Last Will and Testament of Faye Francis, deceased, of record in Probate File 20P464, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to David Len Francis, Raymond B. Francis, Sylvia J. Clifton, Judy Ann Ogle and Sandra P. Pickett.

This is improved property known as 638 James Avenue, Nashville, TN 37209.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel: 09008018700

2. Covenants as of record in Book 4192, Page 516, said Register's Office.
3. Subject to all matters on plat of record in Book 3842, page 162, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me this 18th day of August, 2020.

Notary Public

My Commission Expires: 11-24-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON CO

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 18th day of August, 2020.

David Len Francis

Raymond B. Francis

Sylvia J. Clifton

Judy Ann Ogle

Sandra P. Pickett
now known as Sandra Pickett Simons

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $225,000.00

_____
Affiant

Subscribed and sworn to before me this _____ day of August, 2020.

_____
Notary Public

My Commission Expires: _____

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of August, 2020.

David Len Francis

Raymond B. Francis

Sylvia J. Clifton

Sylvia J. Clifton

Judy Ann Ogle

Sandra P. Pickett

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **David Len Francis**, the bargainor, 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.

Witness my hand and seal, at Nashville, Tennessee, this 18th day of August 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Raymond B. Francis**, the bargainor, 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.

Witness my hand and seal, at Nashville, Tennessee, this 18th day of August 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Sylvia J. Clifton**, 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 seal, at Nashville, Tennessee, this 18th day of August 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Judy Ann Ogle** 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 seal, at Nashville, Tennessee, this 18th day of August 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Sandra P. Pickett now known as Sandra Pickett Simons**, 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 seal, at Nashville, Tennessee, this 18th day of August 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY