WARRANTY DEED

Karen Johnson Davidson County
Batch# 520641 **DEEDWARR**
11/24/2020 10:19:20 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20201124-0137720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF ____, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/27/21

(AFFIX SEAL)

JONATHON TRISTAN JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Mc2 Group, Inc.		
(NAME) 705 Waco Drive	(NAME) ← Same	091 05 0 068.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES MARK FARRAR, MARRIED AND ROBERT DANIEL FARRAR, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE MC2 GROUP, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 44 on the Map of Moss Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for said County.

Said Lot No. 44 fronts 70 feet on the Westerly, side of Waco Drive, and runs back 147.5 feet on the Southerly line, and 110 feet on the Northerly line to a dead line in the rear, which is a broken line, and measures 74.6 feet thereon.

Being the same property conveyed to James M. Farrar and wife, Frances N. Farrar, by Warranty Deed From Edgar Leon White and wife, Mary Elizabeth White, of record in Book 3431, Page 391, in the Register's Office of Davidson County, Tennessee, dated August 30, 1962 and recorded on August 31, 1962. Frances N. Farrar died on August 16, 2016 leaving James M. Farrar as sole surviving Tenant by the Entirety. James M. Farrar died on May 4, 2020. James Mark Farrar and Robert Daniel Farrar are the devisees under the Will of James Mark Farrar probated under Docket No. 20P-1667, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the marital residence of the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 705 Waco Drive, Nashville, TN 37209
(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 24th day of November, 2020

JAMES MARK FARRAR

ROBERT DANIEL FARRAR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Mark Farrar and Robert Daniel Farrar, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of November, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2022

Notary Public