Return To:
Foundation Title
277 Mallory Station Rd #102
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 592851 DEEDWARR
03/17/2021 07:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,690.12
20210317-0034985

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $456,789.00

Affiant

Subscribed and sworn to before me this 12th day of March, 2021.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christine Farwell	SWBC Mortgage Corp	172-15-0A-141-00
3916 Bryce Rd	P.O. Box 11733	
Nashville, TN 37211	Newark, NJ 07101-4733	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kevin J. McElroy and Sarah A. Branham-McElroy, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christine Farwell and Andrew Farwell, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 168 on the Plan of Holt Woods, Section Nine, of record in Book 9700 Page 164, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Kevin J. McElroy and Sarah A. Branham nka Sarah A Branham-McElroy, husband and wife, by deed from Kira Mann and Nicholas Mann, wife and husband, of record in Instrument No. 20170530-0053241, Register's Office for Davidson County, Tennessee, and dated May 26, 2017.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Holt Woods of record in Plat Book 9700 Page 164 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 9570, Page 22, Book 10062 Page 821 in the official records of the Davidson County Register of Deeds.

3. By-Laws of record in Book 9570 Page 13 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3916 Bryce Road, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 12th day of March, 2021.

Kevin J McElroy

Sarah A. Branham-McElroy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of March, 2021, before me personally appeared Kevin J McElroy and Sarah A Branham-McElroy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of March, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202103170034985

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY