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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233219**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $557,500.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2021. Notary Public My Commission Expires: 01-08-2024

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Farmer and Rachel Farmer 746B 22nd Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 092 07 0F 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel R Green, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Farmer and Rachel Farmer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 746 22nd Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 746 22nd Avenue North, a Horizontal Property Regime, of record in Instrument No. 20181115-0112628, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Daniel R. Green, married, by Warranty Deed from Joseph D. Claybon, unmarried, of record in Instrument No. 20180212-0013651, in the Register's Office of Davidson County, Tennessee, dated February 09, 2018 and recorded on February 12, 2018.

The execution of this instrument is effected by the signature of Chad I Pearman as Attorney-in-fact for Daniel R. Green, which Power of Attorney is recorded in Instrument Number 20210406-0044873 in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Karen Johnson Davidson County
Batch# 607404 DEEDWARR
04/06/2021 11:47:34 AM 2 pgs
Fees: $13.00 Taxes: $2,062.75

20210406-0044874

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of T. J. Harding's Subdivision of Lot No. 6 Elizabeth Harding Lytle Tract, as recorded in Plat Book 161, Page(s) 11.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20181115-0112628.

This is improved property located at 746B 22nd Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2021.

Daniel R Green by Chad I Pearman, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chad I Pearman, 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, and who further acknowledged that he is the Attorney-in-Fact for Daniel R. Green and that he is authorized by Daniel R. Green to execute this instrument on their behalf.

WITNESS my hand, at office, this 2nd day of April, 2021.

Notary Public

My Commission Expires: 12-15-2021

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021