Jackie Murphy
Wilson County Register of Deeds
P.O. Box 280 (37088-0280)
228 East Main Street, Room 108
Lebanon, Tennessee 37087

Karen Johnson Davidson County
Batch# 654584 **DEEDWARR**
06/11/2021 08:08:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210611-0078700

STATE OF TENNESSEE
COUNTY OF WILSON

CERTIFICATION # 00033882

I, Jackie Murphy, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 17629299, Book Number, 1796, page(s), 1403, recorded in this office as a DEED from SLOAN ROBERT to FARLEY JOHN MILLAR, FARLEY ANNA MARIE.

Witness the Official Signature and Seal this 24th day of May 2021.

Jackie Murphy, Register

Deputy Register

WILSON COUNTY REGISTER OFFICIAL SEAL LEBANON, TN

PREPARED BY: DONOHO, TAYLOR & TAYLOR, ATTORNEYS
204 Court Street
Hartsville, Tennessee 37074

District ____ Map _____ Group _____ Control Map _____ Parcel _____
M&P 052N-A-019.00 / 076.01-0-028.00

ROBERT SLOAN
to
JOHN MILLAR FARLEY and ANNA MARIE FARLEY, husband and wife

Address of New Owner
And Mail Tax Notices to:
John & Anna Farley
813 Oak Leaf Drive
Old Hickory, TN 37138

BK/PG: 1796/1403-1404
17629299

2 PGS:AL-DEED	
MISTY BATCH: 384933	
12/05/2017 - 03:25 PM	
VALUE	234900.00
MORTGAGE TAX	0.00
TRANSFER TAX	869.13
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	882.13

STATE OF TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

WARRANTY DEED

For and in consideration of the sum of Two Hundred Thirty Four Thousand Nine Hundred Dollars ($234,900.00), cash in hand paid, the receipt of which is hereby acknowledged, I, ROBERT SLOAN, have bargained and sold, and by these presents do transfer and convey unto the said JOHN MILLAR FARLEY and ANNA MARIE FARLEY, husband and wife, their heirs and assigns, a certain tract or parcel of land in Davidson and Wilson County, Tennessee, as follows:

> Land in Davidson and Wilson County, Tennessee, being Lot No. 16 on the Plan of Oak Creek Subdivision, as of record in Plat Book 10, page 31, Register's Office of Wilson County, Tennessee and Plat Book 5200, page 96, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> This is the same property which was conveyed to Robert Sloan from JPMorgan Chase Bank N. A., a National Association by deed dated August 16, 2017, of record in Record Book 1779, page 686, Register's Office of Wilson County, Tennessee and Instrument Number 20170829-0088617, Register's Office of Davidson County, Tennessee.
>
> 2017 taxes will be prorated. 2018 and subsequent taxes will be the responsibility of the purchasers.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JOHN MILLAR FARLEY and ANNA MARIE FARLEY, husband and wife, their heirs and assigns, forever.

And I do covenant with the said conveyees that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered, EXCEPT for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said conveyees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this 27 day of November 2017.

ROBERT SLOAN

STATE OF Tennessee

COUNTY OF Trousdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT SLOAN, 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 official seal, at Hartsville (City), Tennessee (State), this 27 day of November 2017.

NOTARY PUBLIC

ASHLEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

My commission expires: 5-1-19

STATE OF Tennessee
COUNTY OF Trousdale

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $234,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me, this the 27 day of November 2017.

REGISTER OR NOTARY PUBLIC

ASHLEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC TROUSDALE COUNTY

My Commission Expires: 5-1-19