THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038101** Karen Johnson Davidson County Batch# 753993 DEEDWARR 11/12/2021 01:24:42 PM 2 pgs Fees: $13.00 Taxes: $4,625.00 20211112-0150958	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 9th day of November, 2021. Notary Public My Commission Expires:

VIRGINA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner: William Farr and Janinie Farr 337 Whitworth Way Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 14 0H 017.00

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, **McKenna Healy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Farr and Janinie Farr, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Whitworth Phase 3, Section 1, of record in Plat Book 7900, Pages 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyor's Certificate of Correction of record in Book 10270, Page 34, 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 McKenna Healy, by Warranty Deed from Michael S. Batty and Patricia L. Bradford married, of record in Instrument No. 20170530-0053357, in the Register's Office of Davidson County, Tennessee, dated May 26, 2017 and recorded on May 30, 2017.

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.

Taxes and assessments for the year 2022 and subsequent years, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Whitworth Phase 3, Section 1, as recorded in Plat Book 7900, Page(s) 866 through 868, inclusive as amended in Book 9582, Page 834 and Surveyor's Certificate of Correction of record in Book 10270, Page 34.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bellwood, as recorded in Plat Book 547, Page(s) 149.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, as amended in Book 8282, Page 45, Book 9778, Page 27, Instrument No. 20020812-0097386, Instrument No. 20100615-0046543, Scrivener's Affidavit recorded in Instrument No. 20160919-0098409, further amended in Instrument No. 20170720-0073719.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9567, Page 185.
Easement for Sanitary Sewer, recorded in Book 3467, Page 194; Book 3467, Page 204; Book 3505, Page 338 and Book 3573, Page 442.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 631.

Easement for Joint Access, recorded in Book 9567, Page 691 and Book 9736, Page 221.

Designation and Agreement of Declarant as set forth in instrument recorded in Book 9738, Page 770.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10633, Page 334.

This is improved property located at 337 Whitworth Way Nashville TN 37205

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 9th day of November, 2021.

McKenna Healy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, McKenna Healy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2021.

Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024