THIS INSTRUMENT PREPARED BY:	STATE OF UTAH) :ss COUNTY OF SALT LAKE)
Snow Christensen & Martineau John E. Gates 10 Exchange Place, 11th Floor Salt Lake City, UT 84111 Karen Johnson Davidson County Batch# 776654 DEEDWARR 12/20/2021 10:08:30 AM 4 pgs Fees: $22.00 Taxes: $0.00 20211220-0167699	The actual consideration or value, whichever is greater, for this transfer is $10.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2021. Notary Public My Commission Expires: 10-20-24 Seal: KATHY HULSE Notary Public State of Utah My Commission Expires on: October 20, 2024 Comm. Number: 714790

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Farr, Trustee 337 Whitworth Way Nashville, TN 37205	New Owner	Tax Parcel ID No. 104 14 OH 017.00

WILLIAM FARR and JANINIE FARR, husband and wife, Grantors of Nashville, County of Davidson, State of Utah, hereby transfer and convey to WILLIAM FARR, Trustee of the FARR FAMILY TRUST U/D/T 12/5/2000, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following-described tract of land:

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 William Farr and Janinie Farr by Warranty Deed from McKenna Healy, of record in Instrument No. 20211112-0150958, in the Register's Office of Davidson County, Tennessee, dated November 9, 2021, and recorded on November 12, 2021.

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, and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themself, their 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.

WITNESS the hand of said Grantors this 14th day of December, 2021.

WILLIAM FARR, Grantor

JANINIE FARR, Grantor

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 14th day of December, 2021, personally appeared before me WILLIAM FARR and JANINIE FARR, the signers of the within instrument, who duly acknowledged to me that they executed the same.

SEAL:

JOHN GATES
Notary Public
State of Utah
My Commission Expires Feb. 16, 2023
Commission Number: 704253

NOTARY PUBLIC
Residing in the State of Utah

4853-9875-7765, v. 1

Tennessee Certification of Electronic Document

I, John E. Gates, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/14/21 (date of document).

Affiant Signature

12/14/21
Date

State of UTAH

County of SALT LAKE

Sworn to and subscribed before me this 14th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-20-24

NOTARY'S SEAL

KATHY HULSE
Notary Public State of Utah
My Commission Expires on:
October 20, 2024
Comm. Number: 714790