THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238970**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 21st day of January, 2022. Notary Public My Commission Expires: _

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Karen Johnson Davidson County
Batch# 796282 DEEDWARR
01/27/2022 11:52:44 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220127-0009941

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Graden Ray Dycus and Casey Dycus	Graden Ray Dycus and Casey Dycus	Tax Parcel ID No.
1521B Graybar Lane	2700 W. Linden Avenue	117 12 0 195.00
Nashville TN 37215	Nashville, TN 37212	

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, **Jonathan Robert Farnsworth and Evan Elizabeth Farnsworth and Rebecca Reid Farnsworth** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Graden Ray Dycus and Casey Dycus, 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. 2, of the Plan of Resubdivision of Lot 40 and the Easterly half of Lot 39, Block M, Maplehurst Subdivision (the Plat) of record in Book 8250, Page 203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property devised to Jonathan Robert Farnsworth, Evan Elizabeth Farnsworth and Rebecca Reid Farnsworth, by the Last Will and Testament of Merrill Horn Farnsworth, as shown in Case No. 17P1660, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated August 09, 2017 and filed for record on September 26, 2017.

Being the same property conveyed to Merrill H. Farnsworth, by Quit Claim Deed from Robert H. Farnsworth, of record in Instrument No. 20000307-0023109, in the Register's Office of Davidson County, Tennessee, dated February 29, 2000 and recorded on March 07, 2000. Merrill H. Farnsworth died on September 14, 2017 (also see Last Will and Testament recorded in Instrument No. 20180227-0018129).

Being part of the same property conveyed to Robert H. Farnsworth and wife, Merrill H. Farnsworth, by Warranty Deed from Ann F. Colby and Ted L. O'Neal, of record in Book 5717, Page 141, in the Register's Office of Davidson County, Tennessee, dated March 03, 1981 and recorded on March 04, 1981.

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 Maplehurst Subdivision, Resubdivision of Lot 40 and the Easterly half of Lot 39, Block M, as recorded in Plat Book 8250, Page(s) 203.

Easement for Sewer Lines, recorded in Book 5011, Page 673.

Easement for ingress and egress, recorded in Instrument No. 20000307-0023109.

Easement for the flow of the waters of the West Fork Browns creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the West Fork Browns creek, free from diminution or pollution.

This is improved property located at 1521B Graybar Lane Nashville TN 37215

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 21st day of January, 2022.

Jonathan Robert Farnsworth By Ryan Dieck Attorney-in-fact
Jonathan Robert Farnsworth
By: Ryan Dieck, Attorney in Fact

Evan Elizabeth Farnsworth By Ryan Dieck Attorney-in-fact
Evan Elizabeth Farnsworth
By: Ryan Dieck, Attorney in Fact

Rebecca Reid Farnsworth By Ryan Dieck Attorney-in-fact
Rebecca Reid Farnsworth
By: Ryan Dieck, 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, Ryan Dieck 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 Jonathan Robert Farnsworth, Evan Elizabeth Farnsworth and Rebecca Reid Farnsworth and that he is authorized by Jonathan Robert Farnsworth, Evan Elizabeth Farnsworth and Rebecca Reid Farnsworth to execute this instrument on their behalf.

WITNESS my hand, at office, this 21st day of January, 2022.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____