Karen Johnson Davidson County
Batch# 832097 DEEDWARR
03/31/2022 08:48:09 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20220331-0037220

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.106-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of March, 2022

Notary Public
My Commission Expires:

GAIL DORNAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMMISSION EXPIRES 11-20-2023

Address of New Owner	Send Tax Bills To:	
Philip James Farmer 391 Anthony Branch Mt. Juliet, TN 37122	New Owner	Map/parcel: 148-14-0-045.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

John D. Albright and wife, Mary Denise Albright

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip James Farmer, married

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being all of Lot No. 38, BLANCHARD HEIGHTS, as appearing of record in Book 2663, Page 62-63, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John D. Albright and wife, Mary Denise Albright by Deed from Jack Ingram Pratt and wife, Martha Gladys Pratt dated 11/14/1986 and filed for record in Book 7044, Page 505, in the Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Book 2663, Pages 62 and 63; and Restrictive Covenants of record in Book 2795, Page 99, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 3952 Keeley Drive Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of March, 2022

John D. Albright

Mary Denise Albright

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within John D. Albright and Mary Denise Albright, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2022

Notary Public

My Commission Expires: 7-1-2025

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES JULY 1, 2025