RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-7086-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 836272 DEEDWARR
04/08/2022 08:19:38 AM 2 pgs
Fees: $13.00 Taxes: $1,687.20
20220408-0040797

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of 1, 2022

NOTARY PUBLIC

My commission expires:

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Hubarth 310 East Marthona Road Nashville TN 37115	Same address as new owner	042-15-0-063.01

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY SIX THOUSAND AND 00/100 Dollars ($456,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN CODY FARRIS AND LINDSAY FARRIS**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TYLER HUBARTH**, unmarried man, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being in the 11th Civil District of said County, being parts of Lots Nos. 172 through 176, inclusive, of Block "B" on the unrecorded plat of the map of Marthona Subdivision, and being described according to an unrecorded survey made by Ralph W.C. Lambert on October 13, 1962, and being more particularly described as part of the same lands conveyed to C.E. Snow, et us., from John Boyle, by deed of record in Book 1855, Page 155, Register's Office for said County, as follows:

Beginning at an iron pin in the westerly margin of East Marthona Road (formerly Ezell Road, East) 25 feet north of an Iron pin at tine northeast corner of the lands conveyed to H.E. Brinkley from D.H. Ingland, a description of which is of record in Book 1811, Page 439, said Register's Office: thence south 84 degrees 50 minutes west 150 feet to an iron pin S feet north of the northern boundary of said Brinkley lands; thence north 2 degrees 30 minutes east 100 feet to an iron pin; thence north 84 degrees 50 minutes east 150 feet to an iron pin in the said westerly margin of East Marthona Road; thence south 2 degrees 30 minutes west to the point of beginning.

Being the same property conveyed to Steven Cody Farris, unmarried, from U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust Mortgage Passthrough Certificates, 2004-10, by and through its duly authorized attorney-in-fact, Wells Fargo Bank, NA, by Special Warranty Deed (Corporation) dated April 18, 2013 and recorded May 6, 2013 in Instrument #20130506-0045254, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBMR-22-310

This is improved property, known as: 310 East Marthona Road, Nashville, TN 37115

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of April, 2022

GRANTOR(S)

Steven Cody Farris

Lindsay Farris

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Steven Cody Farris and Lindsay Farris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of April, 2022

Notary Public

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Printed Notary Name

My commission expires: 9/23/25