WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Amanda Birmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/25/25 (AFFIX

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/25/25

File #22-DM-0504-V

Karen Johnson Davidson County
Batch# 864372 DEEDWARR
05/27/2022 12:24:08 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20220527-0061918

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara Ann Boyd Smith	new owner	
(NAME)	(NAME)	**126 15 0A 019.00**
504 Farmington Ct.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN J. WESOLOWSKI, AN UNMARRIED MAN AND DALE R. BARNETTE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA ANN BOYD SMITH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, page 667, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John J. Wesolowski, an unmarried man and Dale R. Barnette, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from June S. Brown, a widow who has not remarried, of record in Instrument No. 20191001-0100121, in the Register's Office of Davidson County, Tennessee, dated September 25, 2019 and recorded on October 01, 2019.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Boone Trace at Biltmore, as recorded in Plat Book 7900, Page(s) 667 .
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Boone Trace at Biltmore, as recorded in Plat Book 7900, Page(s) 667 .
*Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, re-recorded in Book 9735, Page 931, amended in Book 10032, Page 813; supplemented in Book 10306, Page 817 and Book 11455, Page 443.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010717-0075902 and release recorded in Instrument No. 20060929-0120975.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
*Easement for Right of Way, recorded in Book 8992, Page 62.
*Easement for Easement and Right of Entry Agreement underground, recorded in Book 9665, Page 420.
*Easement for Public Utilities, recorded in Instrument No. 20040204-0013636 and Instrument No. 20150826-0086305.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **504 Farmington Court, Nashville, TN 37221**.

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 we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th day of May, 2022.

John J. Wesolowski

Dale R. Barnette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2022, before me personally appeared John J. Wesolowski, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2022, before me personally appeared Dale R. Barnette, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204