WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 03/04/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-C-23-4136

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Cameron Farmer and Taycia Farmer	**New Owner**	
(NAME)	(NAME)	**041-05-0-001 00**
91 Fern Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **RANDY YARD, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON FARMER AND TAYCIA FARMER, MARRIED TO EACH OTHER,** 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 13 on the Plan of Final Plat of Creek Trail Subdivision of record in Plat Book 7900, Page (s) 261 and 262, 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 Randy Yard, single by Warranty deed from James Hunter and wife, Shetonya Hunter of record in Instrument No 20180907-0089019 Register's Office for Davidson County, Tennessee, dated September 4, 2018 and recorded on September 7, 2018

This conveyance is subject to
- Taxes for the year 2023 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 261 and 262, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 7762, Page 422 and amended in Instrument No 20131106-0115208 and 20200306-0025516, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Easement (s) to Metropolitan Government of Nashville of record in Book 8940, Page 278, Book 8940, page 283, Book 9197, page 65, Book 9330, page 161, Book 9197, page 74 and Book 9197, page 68, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 4618, Page 908 and Book 5635, page 392, in the Register's Office for Davidson County, Tennessee
- Right-Of-Way Easement of record in Book 4387, Page 392, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **4136 Creek Trail Drive, Whites Creek, Tennessee 37189**

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

Karen Johnson Davidson County
Batch# 1024558 **DEEDWARR**
07/10/2023 02 43 09 PM 2 pgs
Fees $13 00 Taxes $444 00

20230710-0052678

Witness my/our hand(s) this the 5th DAY OF JULY, 2023

Randy Yard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY YARD, the within named ~~bargainor~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of July, 2023

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212