Karen Johnson Davidson County
Batch# 1039249 **DEEDWARR**
08/16/2023 02 41 36 PM 2 pgs
Fees $13 00 Taxes $1,484 63

20230816-0063978

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$401,250.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WILLIAM WALLACE BANCROFT, JR.	**SAME**	**161-10-0A-013.00 CO**
(NAME) **5460 VILLAGE WAY**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FAREN HEALEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM WALLACE BANCROFT, JR.,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A 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. 32, as shown on the map entitled Phase One, Villages of Brentwood, of record in Book 5200, page 613, as amended in Book 7460, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FAREN HEALEY, UNMARRIED, by deed from ALLAN DOUGLAS AND CHRISTINE DOUGLAS, HUSBAND AND WIFE, of record as Instrument No. 20150821-0084764, dated August 21, 2015, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 5200, page 613, as amended in Book 7460, page 62; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 6143, page 11, as amended in Book 6398, page 495, Book 6852, page 497, Book 7207, page 251, and in Book 8507, page 831; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5460 VILLAGE WAY, NASHVILLE, TN 37211**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of August, 2023

FAREN HEALEY

STATE OF FLORIDA
COUNTY OF Alachua

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

Witness my hand and official seal at office this 15th day of August, 2023

My Commission expires Sept 21, 2024

Notary Public

DANIEL LIST
Notary Public - State of Florida
Commission # HH 044944
My Comm. Expires Sep 21, 2024
Bonded through National Notary Assn.