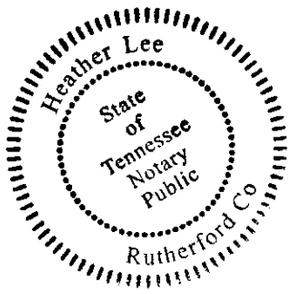
BOX 13
12097

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 8-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
Murfreesboro, Tennessee

M-0677

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Heath	Countrywide Homeloan, Inc.	136-03-0-A 057.00
(NAME)	(NAME)	
4000 Anderson Road #54	801 Crescent Center Dr, #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37217	Franklin, TN. 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/28/06 11:47 2 pgs
Fees:13.00 Taxes:285.83

20060928-0120071

FOR AND 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, WE, Jerry M. Farrar, unmarried, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Heather Heath, UNMARRIED HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Town House No. 54, Building No. 7, in a Horizontal Property Regime which is located on the Plat of Phase I, Condominium Townhouses, Priest Lake Park, as of record in Book 4460, Page 79 and revised in Book 4460, Page 88, and as established in the Master Deed of record in Book 4651, Page 412, together with all amendments thereto, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jerry M. Farrar, unmarried and Francine Farrar-Justice, married by Warranty Deed from Wilma Linis Poteete Ingram a/k/a Wilma Poteete Ingram, unmarried of record in Book 9829, Page 912, Register's Office for Davidson County, Tennessee. Francine Farrar-Justice is now deceased by certificate of death dated April 30, 1996 of record in the Office of Vital Records for the State of Tennessee. Francine Farrar-Justice died Testate leaving the real subject property to Jerry McClain Farrar a/k/a Jerry M. Farrar and Robert L. Farrar, IV as per Will probated in Williamson County, Tennessee. Property has been further conveyed to Jerry M. Farrar from Robert L. Farrar, IV, married by Quitclaim Deed dated September 14, 2006 of record in Book ~~Y~~, Page _____ in the Register's Office of Davidson County, Tennessee. ~~Y~~20060928 0120070

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4000 Anderson Road ,Townhome # 54, Nashville, TN 37217
(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 I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 September, 2006.

Jerry M. Farrar

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry M. Farrar, the bargainor (s), 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 for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 15th day of September, 2006.

Commission expires: 8/16/09

Heather Lee

Heather Lee Notary Public

Heather Lee
State of Tennessee Notary Public
Rutherford Co

RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128