File No. 260900371

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Comm. Expires July 19, 2008

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/14/06 11:21 2 pg
Fees:13.00 Taxes:703.00
20061114-0141257

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Farris	PRIMETRUST BANK	01807005100
(NAME) 300 Utley Drive	(NAME) PO BOX 210618	
(ADDRESS) Goodlettsville, TN 37072	(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DIANE L. DELK, HEIR AT LAW OF MYRTLE G. LAWLEY, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David R. Farris and Jackie M. Farris, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF THE RE-SUBDIVISION OF LOT NO. 92 ON THE PLAN OF CONNELL ESTATES, SECTION III AND LOT NO. 18 ON THE PLAN OF CONNELL ESTATES, SECTION IV AS OF RECORD IN BOOK 6050, PAGE 442, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH RE-SUBDIVISION PLAN OREFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE METES AND BOUNDS OF SAID LOTS.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. LAWLEY AND WIFE, MYRTLE G. LAWLEY BY DEED FROM GOODLETTSVILLE DEVELOPMENT COMPANY, INC., A TENNESSEE CORPORATION, DATED 03/23/1967, RECORDED ON 03/28/1967 OF RECORD IN DEED BOOK 4115, PAGE 150, REGISTER'S OFFICE FOR SAID COUNTY AND BY DEED DATED 12/16/1968, RECORDED 12/27/1968, OF RECORD IN BOOK 4296, PAGE 553, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES L. LAWLEY HAVING PREDECEASED MYRTLE G. LAWLEY. MYRTLE G. LAWLEY HAVING SINCE DIED INTESTATE LEAVING SUBJECT PROPERTY TO THE HEIRS AT LAW.

Subject to all matters as set forth per Plat Book 3600 and Page 31; Book 6050 and Page 442, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4292 and Page 862, Register's Office of said County.

Easements as shown of record in Deed Book 4805 and Page 717, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 300 Utley Drive, Goodlettsville, TN 37072
(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 GRANTEE(S), 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), 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.

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), 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), 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.

Diane L. Delk

Diane L. Delk

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane L. Delk, 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 Mt. Juliet, Tennessee, this 13th day of October, 2006

Notary Public

My Commission Expires: *

MY COMMISSION EXPIRES
OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 260900371

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122