WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason L. Zade	SunTrust Mortgage, Inc	87-9-1.00
(NAME)	(NAME)	
4309 Valley Grove Drive	201 Fouth Ave N/7 Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Bruce N. Farmer and wife, Brenda C. Farmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason L. Zade and wife, Olivia N. Zade, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 99, SECTION 6, ON THE PLAN OF VALLEY GROVE SUBDIVISION OF RECORD IN PLAT BOOK 5200, PAGE 583, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLERE LEGAL DESCRIPTION.

Being the same property conveyed to Bruce N. Farmer by deed from Guaranty Federal Savings and Loan Association of record in Book 7564 and Page 467 on 06/03/1988 and filed for record on 06/07/1988, Register's Office for said County. Further being the same property conveyed to Bruce N. Farmer and wife, Brenda C. Farmer by deed from W. G. Traber, Trustee from Bruce N. Farmer for the express purpose of creating a tenancy by the entirities of record in Book 7802 and Page 565 on 03/24/1989 and filed for record on 03/28/1989, Register's Office for 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 4309 Valley Grove Drive, Hermitage, TN 37076

(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.

Davidson County DEEDWARR
Recvd: 04/04/07 08:59 2 pgs
Fees:13.00 Taxes:486.55
20070404-0040166

Witness our hands this 30th day of March, 2007.

Bruce N. Farmer

Brenda C. Farmer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named Bruce N. Farmer and wife, Brenda C. Farmer, the bargainor(s), with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Mount Juliet, Tennessee this 30th day of March, 2007.

Commission expires: March 20, 2010

Melinda M. Wray Notary Public