Davidson County DEEDWARR
Recvd: 06/25/07 09:53 3 pgs
Fees:18.00 Taxes:638.25

20070625-0075300

**RECORD AND RETURN TO:**
**OLD SOUTH TITLE, LLC**
**607 W. DUE WEST AVE. STE 100**
**MADISON, TN 37115**

# WARRANTY DEED

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

**STATE OF TENNESSEE**
**COUNTY OF** Davidson
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**
**$ 172,500.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of June, 2007**

**Notary Public**

**MY COMMISSION EXPIRES:** 3/21/09

**THIS INSTRUMENT WAS PREPARED BY**
**OLD SOUTH TITLE, LLC, 607 W. DUE WEST AVE., STE 100, MADISON, TN 37115**

| ADDRESS OF NEW OWNER AS FOLLOWS : NUMBERS | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| **Christopher Sizemore**<br>**313 Highland Heights Drive**<br>**Goodlettsville, TN 37072** | **NEW OWNER** | **025 15 24.00** |

FOR AND IN 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,

**Terry G. Farris**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher Sizemore**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~(COUNTY)~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**313 Highland Heights Drive, Goodlettsville, Tennessee 37072**

Unimproved ( )
This is improved ( X) property known as **313 Highland Heights Drive, Goodlettsville, TN 37072**
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 our hands this 11th day of June, 2007.

**Terry G. Farris**

By:

Title: Estate Administrator
for Terry G. Farris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tracey A. Farris with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the Administrator of **The Estate of Terry G. Farris** the within named bargainor, , and that he/she as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor, by the said Administrator.

Witness my hand and official seal at NASHVILLE/DAVIDSON, Tennessee, this 11th day of June, 2007.

My commission expires: _____

_____
Notary Public

WILLIAM D. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

Exh A

This property is known as follows: 313 Highland Heights Drive, Goodlettsville, Tennessee 37072, Davidson County.

LAND in Davidson County, Tennessee, being Lot No. 38, Plan of Highland Heights Acres as of record in Book 3700, Page 97, Register's Office for Davidson County, Tennessee to which Plan refernce is hereby made for a more complete description of said lot.

BEING the same property conveyed to Terry G. Farris by Warranty Deed from Darlyn Gay Farris dated 1-28-97 and filed for record 5-5-97 in Book 10441, Page 234, said Register's Office for Davidson County, Tennessee.