File No. 281200815

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/14/09 09:52 3 pgs
Fees:18.00 Taxes:240.50
20090114-0003505

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Farrar	Robert L. Farrar	Map 75-07-0
(NAME) 3117 Blackwood Drive	(NAME) 3117 Blackwood Drive	Parcel 037.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Brownie Maynard, married**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert L. Farrar and wife, Cynthia R. Farrar,** 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:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Tulip Grove, Section II, of record in Book 3700, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brownie Maynard by Quitclaim Deed dated February 13, 1976, filed May 4, 1977, from Sandra Maynard, of record in Book 5143, Page 474, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Brownie Maynard and wife, Sandra Maynard by Warranty Deed dated March 30, 1972, filed May 18, 1972, from Lee Roy Bruce and wife, Judy I. Bruce, of record in Book 4602, Page 313, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson Taxes for the year 2009 and subsequent years; Subject to all matters as set forth on the plat of record in Plat Book 3700, Page 122, Register's Office of Davidson County, Tennessee; Restrictive Covenants of record in Deed Book 4134, Page 51, Register's Office of Davidson County, Tennessee.

Diane Maynard, spouse of Brownie Maynard, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that she may have in said property, including but not limited to the marital interest.

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 4435 Andrew Jackson Pkwy., 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 I do covenant with the said GRANTEES 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 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 9th day of January, 2009.

Brownie Maynard

Brownie Maynard

Patricia Diane Maynard

Patricia Diane Maynard

STATE OF TENNESSEE

COUNTY OF WILSON

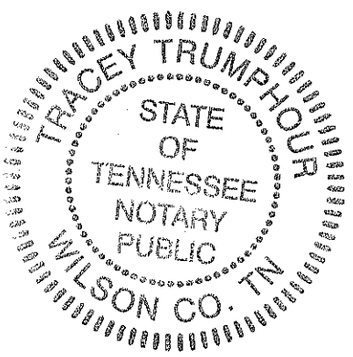
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Brownie Maynard and Patricia Diane Maynard with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of January, 2009.

Commission expires: 11.28.09

Tracey Trumphour

Notary Public



(Seal)

File Number: 281200815

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/23/2011

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