File No. 290800240

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$184,130.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090061728 DEEDWARR
Recvd: 09/09/09 09:34 2 pgs
Fees:13.00 Taxes:681.28

20090909-0084327

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny L. Farmer	First Federal Savings Bank	00900016900
(NAME) 7753 Wilkinson Rd.	(NAME) 1430 Madison Street	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Clarksville, TN 37041	
(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, We, **Cathy M Wright, a single person, and Richard A. Weaver, a single person, as joint tenants with rights of survivorship**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Jenny L. Farmer and husband, Christopher D. Farmer**, hereinafter called the grantee(s), 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, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and known as Job No. 84-237 as follows:

TRACT 9: Beginning at an iron pin in the Westerly margin of Wilkinson Road at the Southeast corner of this tract and being 1911.71 feet Northwardly from the Northern line of the John W. Kincor property of record in Deed Book 5079, page 173, Register's Office for Davidson County, Tennessee, as measured along the margin of Wilkinson Road; thence leaving said road S 87 degrees 41' 59" W 922.86 feet to an iron pin; thence S 02 degrees 27' 17" E 239.85 feet to an iron pin; thence S 88 degrees 07' 36" W 971.79 feet to a point in the center line of a creek; thence with the center of the creek the following calls: N 51 degrees 58' 50" E 232.15 feet to a point; thence N 46 degrees 44' 54" E 94.25 feet to a point; thence N 74 degrees 09' 26" E 167.11 feet to a point; thence N 61 degrees 03' 23" 86.55 feet to a point; thence N 82 degrees 03' 30" E 63.87 feet to a point; thence N 50 degrees 22' 32" E 202.40 feet to a point; thence leaving the creek N 87 degrees 41' 56" E 628.58 feet to an iron pin; thence N 63 degrees 43' 56" E 335.02 feet to an iron pin; thence N 87 degrees 41' 56" E 150.00 feet to an iron pin in the margin of said Wilkinson Road; thence with said road the following calls: S 19 degrees 40' 20" E 29.98 feet to a point; thence S 08 degrees 02' 33" W 58.06 feet to a point; thence S 12 degrees 21' 45" W 57.51 feet to a point; thence S 13 degrees 55' 41" W 62.38 feet to a point; thence S 09 degrees 43' 39" W 38.58 feet to a point of beginning, containing 11.06 acres, more or less.

Being the same property conveyed to Cathy M. Wright, a single person and Richard H. Weaver, a single person by deed from Cathy M. Wright and Richard H. Weaver, a both unmarried of record in Instrument 20080924-0097041 on 09/19/2008 and filed for record on 09/24/2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable.

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 7753 Wilkinson Road, Joelton, TN 37080

(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), Their 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), 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 my/our hands this 8th day of September, 2009.

Cathy M Wright

Cathy M Wright

Richard A Weaver

Richard A. Weaver

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cathy M Wright and Richard A. Weaver the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of September, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public



File Number: 290800240

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075