03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090086811 DEEDWARR
Recvd: 12/28/09 14:47 2 pgs
Fees:13.00 Taxes:812.15
20091228-0117462

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $219,500.00

Rachelle Caudill
Affiant

Subscribed and sworn to before me, this 11th day of December 2009.

Diane K. Mann
Notary Public
My commission expires:

03-0911-36311

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua W. Farber	Franklin American Mortgage	160-14-0-A 004.00CO
5653 Oakes Drive	501 Corporate Centre Drive, #400	
Brentwood TN 37027	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicki Ann Sanford, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joshua W. Farber and wife, Virginia D. Farber, hereinafter called the Grantees, their successors 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. 4, on the Plan of Highland Courts in Highlands of Brentwood, of record in Book 4860, Page 101, and as established by the Master Deed in Book 5024, Page 549, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki Ann Sanford by deed from Gladys M. Greene, unmarried, dated May 14, 1992, recorded May 26, 1992, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5653 Oakes Drive, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of December, 2009.

Vicki Ann Sanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vicki Ann Sanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of December, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

