WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090087390 DEEDWARR
Recvd: 12/30/09 11:10 2 pgs
Fees:13.00 Taxes:403.30

20091230-0118289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2009

Notary Public

MY COMMISSION EXPIRES: 3/20/14
(AFFIX SEAL)

MICHAEL T. ROSER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Ridings	New Owner	53-3-180.00
(NAME)	(NAME)	
804 14th St		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	, ,	
(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/WE, **Billie M. Farmer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Karen Ridings**, a single woman 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 227, VILLAGE OF OLD HICKORY, SECTION "B", as shown on plat of record in Plat Book 1424, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Billie M. Farmer by Warranty Deed from Naomi Cassista, recorded on the 24th day of April, 1985 in Deed Book 6540, Page 435, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 804 14th St, Old Hickory, TN 37138

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, has 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 **16th** day of **November, 2009**

Billie M Farmer by Anne Cannady

Billie M. Farmer

attorney in fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Anne Cannady known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Billie M. Farmer, and who acknowledged that she executed the same as the free act and deed of the said Billie M. Farmer, by virtue of a Power of Attorney, duly executed and appearing of record in Book *_____, page _____, said Register's Office..

Witness my hand and official seal this 16th day of November, 2008.

Tabatha Edwards
NOTARY

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES
November 7, 2011

*200912300118288

My commission expires: _____