File No. 100107

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/28/12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100022465 DEEDWARR
Recvd: 04/15/10 13:54 2 pgs
Fees: 13.00 Taxes: 754.43
20100415-0028543

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Farrell	PrimeLending, a PlainsCapital Company	01200017100
(NAME)	(NAME)	
6478 Lickton Pike	18111 Preston Rd., Suite 900	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75252	
(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, WE, Tammy Jo Buscher and husband, Bernard Richard Buscher, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Farrell and wife, Sharon R. Farrell, 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:

A certain tract of land located in the 10th Civil District of Davidson County, Tennessee, being Tract "C" as shown on a survey by Barry Greer and Association, entitled, "Boundary Survey and Division of Tinnin and Simpson Land", dated April 8, 1988, and more particularly described as follows: Beginning at an iron pin set in the northerly Right of Way of Lickton Pike, said point being located North 74 degrees, 46 minutes, 26 seconds East, a distance of 100.66 feet from the southwest corner of the property conveyed to Tinnin and Simpson by deed of record in Book 6881, Page 959, Register's Office for Davidson County, Tennessee, and proceeding as follows: Leaving said Right of Way of Lickton Pike, and severing the land said Tinnin and Simpson, North 23 degrees 41 minutes, 43 seconds West, a distance of 744.19 feet to an iron pin; thence North 27 degrees 57 minutes 45 seconds West a distance of 750.00 feet to an iron pin; thence, South 86 degrees, 50 minutes 32 seconds West, a distance of 140.83 feet to an iron pin; Thence North 20 degrees, 32 minutes 04 seconds West, a distance of 556.90 feet to an iron pin set in the southerly line of the property conveyed to Arles B. Greene by deed of record in Book 6882, Page 241, Register's Office for Davidson County, Tennessee. Thence, with line of said Green, South 85 degrees, 44 minutes, 35 seconds East, passing the common corner between the property of said Greene and the property conveyed to John E. Wright by deed of record in Book 6882, Page 228, Register 's Office for Davidson County, Tennessee, and continuing with the southerly line of said Wright, a total distance of 265.19 feet to an iron pin; Thence leaving the line of said Wright, and severing the land of the previously mentioned Tinnin and Simpson, South 20 degrees, 35 minutes, 48 seconds East a distance of 628.30 feet to an iron pin, Thence, South 23 degrees, 57 minutes, 45 seconds East, a distance of 1353.29 feet to an iron pin set in the northerly Right of Way of Lickton Pike, Thence, with said Right of Way of Lickton Pike, South 74 degrees, 46 minutes, 26 seconds West, a distance of 50.17 feet to the beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Tammy Jo Tobias and Bernard Richard Buscher, both unmarried by deed from Marily E. Moore, unmarried person, dated February 16, 2005 and recorded on February 23, 2005, Instrument No: 20050223-0019792, Register's Office, Davidson County, Tennessee

Tammy Jo Tobias is now married and known as Tammy Jo Buscher.

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unimproved ☐

This is improved ☒ property, known as 6478 Lickton Pike, Goodlettsville, TN 37072

(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 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 12th day of April, 2010.

Tammy Jo Buscher

Bernard Richard Buscher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Jo Buscher and Bernard Richard Buscher, the bargainor(s), 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 and official seal this 12th day of April, 2010.

Commission expires:
2/28/12

Notary Public

REBECCA CAMPBELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMMISSION EXP.