Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

B Manning
Affiant

Subscribed and sworn to before me, this 10th day of March, 2011.

Notary Public
My commission expires: 9/3/2012

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

02-1102-47258

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan Carr 821 Dewees Avenue Nashville TN 37204	SunTrust Mortgage Inc 1001 Semmes Ave Richmond VA 23224	118-02-0-078

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, John Farmer, III, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan Carr, unmarried, and Kevin Carr, unmarried, as tenants in common with right of survivorship, 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. 69 on the Plan of Map of Kirkwood Heights, Section 5, as of record in Plat Book 1130, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Farmer, III by quitclaim deed from Clarence H. Lockridge and Annie L. Lockridge, dated 5/29/98, recorded 6/2/98, of record in Book 10956, Page 478, said Register's Office.

Seller warrants that subject property is not his primary residence, nor the primary residence of his spouse.

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 821 Dewees Avenue, Nashville, TN 37204

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.

BILL GARRETT, Davidson County
Trans:T20110015825 DEEDWARR
Recvd: 03/17/11 09:57 2 pgs
Fees:13.00 Taxes:629.00
20110317-0020922

WITNESS my hand this 10th day of March, 2011.

X John Farmer, III

STATE OF
COUNTY OF

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

Witness my hand in office this 10 day of March, 2011.

Notary Public

My Commission expires

MARIE GRACE L. EDPALINA
Commission # 1903832
Notary Public - California
Solano County
My Comm. Expires Sep 12, 2014