This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Larry St. John
959 Graybar Lane
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Farm Bank
50 Franklin Street
Clarksville TN 37040

MAP 118-13
GROUP
PARCEL 71

Davidson County DEEDWARR
Recvd: 09/14/11 12:55 4 pgs
Fees:23.00 Taxes:1017.50
20110914-0071311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Wormouth Shumate, IV, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Larry St. John*,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*also known as Lawrence St. John

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Yearwood Subdivision of record in Plat Book 1424, page 48, Register's Office, Davidson County, Tennessee.

Said Lot No. 18 fronts 75 feet on the northerly margin of Graybar Lane and extends back 175 feet on the easterly lines and 181.7 feet on the westerly line to a dead line in the rear, measuring 77.6 feet thereon.

Being the same property conveyed to Thomas Wormouth Shumate, IV, unmarried by deed dated from Richard M. Klausner, unmarried, dated June 20, 2002 of record in Instr. 20020626-0076999, Register's Office for Davidson County, Tennessee.

Wendy Lynn Stewart Shumate, wife of Thomas Wormouth Shumate, IV, joins in this conveyance to transfer all her right, title and interest in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **959 Graybar Lane, Nashville, Tennessee 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 GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **30th** day of **August, 2011.**

Thomas Wormouth Shumate, IV

Wendy Lynn Stewart Shumate by Thomas Wormouth Shumate, IV as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas Wormouth Shumate, IV,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained, and further acknowledged that he is the Attorney in Fact for Wendy Lynn Stewart Shumate and as said Attorney in Fact he executed the within Warranty Deed by signing the name of Wendy Lynn Stewart Shumate as her free act and deed.

WITNESS my hand and official seal this 30th day of August, 2011.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2011.

NOTARY PUBLIC

My Commission Expires: 3/18/14

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DAWN D. CHASE

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dawn Chase

Signature

State of TN

County of Williamson

Personally appeared before me, Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laurie M Harris

Notary's Signature

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).