Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lindsay B. Farrer and husband, Christopher M. Farrer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin M. Welton, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Lot 33 on the Map of E.B. Craig's Subdivision of the Crownover Property, of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lindsay B. Farrer and husband, Christopher M. Farrer by deed from Scott Nowels, a married man, and Jack Ashworth, a married man, dated April 28, 2006 of record as Instrument No. 20060501-0049931, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1006 Hart Lane, Nashville TN, 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of November, 2011.

Lindsay B. Farrer

Christopher M. Farrer

BILL GARRETT, Davidson County
Trans:T20110078878 DEEDWARR
Recvd: 12/13/11 14:33 2 pgs
Fees:13.00 Taxes:555.00
20111213-0097093

State of Tennessee)
County of Davidson)

On this 30th day of November, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lindsay B. Farrer and Christopher M. Farrer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 150,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of November, 2011.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Erin M. Welton	Primary Residential Mortgage	072-2-121
1006 Hart Lane	4750 West Wiley Post Way Ste. 200	
Nashville, TN 37216	Salt Lake City, UT 84116	