WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2012.

Notary Public:

MY COMMISSION EXPIRES: 11/1/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bob Farrar	NEW OWNER	Parcel ID:
3117 Blackwood		05311011100
Nashville, TN 37214		

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

Donald L. Mathis and wife, Sandra A. Mathis, f/k/a Sandra A. Smith

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bob Farrar and wife, Cindy Farrar

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:

BEING Lot No. 7, on the Plan of Teresa Drive Subdivision, of record in Plat Book 3842, Page 82, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Donald L. Mathis and Sandra A. Smith, as tenants in common with right of survivorship, by deed from Paul M. Vaughn and wife, Ruby D. Vaughn, of record in Book 10279, Page 417, dated November 25, 1996, Register's Office for said County. The said Sandra A. Smith is now known as Sandra A. Mathis.

This conveyance is subject to Restrictions of record in Book 4051, Page 175, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3842, Page 82, said Register's Office; (3) Well Easement of record in Book 4012, Page 542, said Register's Office.

Sandra A. Smith and Sandra A. Mathis being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 117 Teresa Dr., 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, 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 13th day of January, 2012.

Donald L. Mathis

Sandra A. Mathis

BILL GARRETT, Davidson County
Trans:T20120004045 DEEDWARR
Recvd: 01/18/12 09:29 2 pgs
Fees:13.00 Taxes:257.15
20120118-0004781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Donald L. Mathis and wife, Sandra A. Mathis, 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 at office, this 13th day of January, 2012.

My commission expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.