BILL GARRETT, Davidson County
Trans:T20120010692 DEEDWARR
Recvd: 02/13/12 13:38 2 pgs
Fees:13.00 Taxes:296.00
20120213-0012508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 80,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2012.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
D. PRICE INVESTMENTS, INC.	**NEW OWNER**	**07513003400**
916 MYATT INDUSTRIAL BLVD.	**SAME**	
MADISON, TN 37115		
		FILE: ST2012-0105

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 ACKNOWLEDGE, WE,

ROY THOMAS FARR, MARRIED AND RALPH DENNIS FARR, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

D. PRICE INVESTMENTS, INC.

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. 267 ON THE PLAN OF HERMITAGE HILLS, SECTION 2, REVISED, OF RECORD IN BOOK 2900, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROY THOMAS FARR, RALPH DENNIS FARR AND SLYVIA LUTHER FARR WERTZ WITH A LIFE ESTATE BY QUITCLAIM DEED FROM SLYVIA LUTHER FARR WERTZ DATED 04/16/03 AND RECORDED ON 04/17/03 IN INSTRUMENT NO. 20030417-0051546, SAID REGISTER'S OFFICE FOR SAID COUNTY. SYLVIA LUTHER FARR WERTZ HAVING SINCE DIED ON JULY 25, 2009, HER HUSBAND, ROBERT LEON WERTZ DIED ON MAY 28, 2000. SYLVIA LUTHER FARR WERTZ IS ONE AND THE SAME PERSON AS SYLVIA LUTHER WERTZ.

AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20120213-0012506 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

AFFIDAVIT OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20120213-0012507, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RALPH FARR AND RALPH DENNIS FARR ARE ONE AND THE SAME PERSON.

SUBJECT PROPERTY WAS NEVER THE PRINCIPLE RESIDENCE OF EITHER GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2900, Page 112, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 214 BONNARIDGE DR, HERMITAGE, TN 37076.

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 in 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 my/our hand(s) this 3rd day of February, 2012.

Roy Thomas Farr
ROY THOMAS FARR

Ralph Dennis Farr
RALPH DENNIS FARR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROY THOMAS FARR and RALPH DENNIS FARR, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2012.

Notary Public

My Commission Expires: