BILL GARRETT, Davidson County
Trans:T20120035878 DEEDWARR
Recvd: 05/16/12 09:16 2 pgs
Fees:13.00 Taxes:769.60
20120516-0042177

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is 208,000.00

Laura M Harris
Affiant

Subscribed and sworn to before me, this 27th day of April, 2012.

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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:
TIMOTHY D. FARMER **BOBBIE A. FARMER**	Sumner Bank & Trust	**04112009900**
437 KEMPER DRIVE	780 Browns Lane	
MADISON, TN 37115	Gallatin TN 370066	

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,

JEAN SUGGS, NOW KNOWN AS JEAN SUGGS PERRIN, MARRIED

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

TIMOTHY D. FARMER and wife, BOBBIE A. FARMER

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. 3 on the Plan of Kemper Heights, Section 5, of record in Book 3106, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO LEON H SUGGS AND WIFE, JEAN SUGGS BY WARRANTY DEED FROM VERNON E JOHNSON AND WIFE, TRULA JOHNSON DATED 10/24/88 AND RECORDED ON 10/26/88 IN BOOK 7687, PAGE 105, SAID REGISTER'S OFFICE FOR SAID COUNTY. LEON H. SUGGS HAVING SINCE DIED ON JANUARY 3, 1999.

RALPH PERRIN, SPOUSE OF GRANTOR, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS MARITAL INTEREST,IF ANY, IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Plat Book 3106, Page 52, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 437 KEMPER DRIVE, MADISON, TN 37115.

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 27th day of April, 2012.

Jean Suggs Perrin
JEAN SUGGS PERRIN

Ralph L Perrin
RALPH PERRIN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, JEAN SUGGS PERRIN AND RALPH PERRIN, 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 27th day of April, 2012.

Notary Public

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014