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BILL GARRETT, Davidson County
Trans:T20120050337 DEEDWARR
Recvd: 07/09/12 14:15 2 pgs
Fees:13.00 Taxes:499.50

20120709-0060184

Bobby Title

WARRANTY DEED

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ET-12-2613

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan Krebs	FRANKLIN AMERICAN MORTGAGE CO.	
1151 Fitzpatrick Road	(NAME) 501 CORPORATE CENTRE DR. #400	108-4-A-120.00 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LANCE G. FARRAR AND WIFE, MARGARET A. FARRAR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MORGAN KREBS, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 67, VILLAGES OF LARCHWOOD, PHASE II, SECTION IVA, as shown on plat of record in Instrument No. 20000928-0096098, amending Plat Book 7900, Page 847, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lance G. Farrar and wife, Margaret A. Farrar by Cash Deed for Tennessee from Alphonso Jackson, Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 15th day of January, 2004 in Instrument No. 20040115-0006521, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) county taxes for the year 2012 and thereafter which are not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF LARCHWOOD, PHASE II, SECTION IVA, as recorded in Instrument No. 20000928-0096098 and Boundary Plat recorded in Plat Book 7900, Page 847; (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10715, Page 162 and Instrument No. 20000928-0096105; and (4) Charter of Homeowners Association recorded in Book 8376, Page 933 and Book 10715, Page 160; all of the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1151 Fitzpatrick Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 26th day of June, 2012.

Lance G. Farrar

Margaret A. Farrar

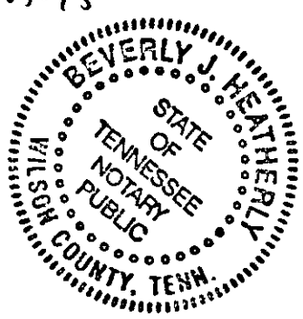
STATE OF Tennessee
COUNTY OF Wilson

On this the 26th day of June, 2012, before me personally appeared Lance G. Farrar and Margaret A. Farrar to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness our hands and official seals, this the 26th day of June, 2012.

Beverly J. Heatherly
Notary Public
My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520