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

BILL GARRETT, Davidson County
Trans:T20120070992 DEEDWARR
Recvd: 09/20/12 13:48 2 pgs
Fees:13.00 Taxes:1628.00

20120920-0085603

39-B
File #12-1337

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 **Sara T. Farrar, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Bentley and wife, Gwen P. Bentley,** 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:**

Parcel of land in Davidson County, Tennessee, described as follows, to-wit: A tract of land in the 7th, formerly the 11th, Civil District of said County, being part of Lot No. 6 in the partition of the lands of Allen Cotton, Jr., deceased, made December 31, 1895, of record in Book 208, page 18 of the Register's Office for said County, and part of an original 76.7 acre tract, described according to a survey made by H.B. Fowlkes, April 14, 1945 as follows:

Beginning at a point in the center of the Granny White Pike said point being 200 feet north of the S.E. corner of the tract of land conveyed to Catherine Bonner Norton by deed recorded in Book 1390, page 572, of the Register's Office for Davidson County, Tennessee, thence south 75 degrees west 500 feet to a point; thence in a southerly direction 200 feet to a point in the southerly boundary of said tract of land described in said deed in said Book 1390, page 572; thence North 75 degrees east 500 feet to a point in the center of said Granny White Pike, being the S.E. corner of said tract conveyed to Catherine Bonner Norton, aforesaid; thence with the center of said Granny White Pike North 7 degrees 45 minutes west 20 feet to the point of beginning. Being part of and lying in the southeast corner of the tract of land conveyed to Catherine Bonner Norton by deed from Ira E. Travis and wife, of record in Book 1390, page 572, said Register's Office. Being the same property conveyed to D. Franklin Farrar, Jr., and wife, Betty Bonner Norton Farrar, by deed from Catherine Bonner Norton, and husband, John L. Norton, of record in Book 1385, page 116, Register's Office of Davidson County, Tennessee. The said Betty Bonner Norton Farrar is deceased.

Being the same property conveyed to D. Franklin Farrar, Jr. and wife, Sara T. Farrar, for the purpose of creating in them a tenancy by the entireties by deed from D. Franklin Farrar, Jr. dated February 24, 1994, of record in Book 9260, page 159, Register's Office for Davidson County, Tennessee. The said D. Franklin Farrar, Jr. is deceased.

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: 5619 Granny White Pike, Brentwood TN, 37027.

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 6th day of September, 2012.

Sara T. Farrar

State of Tennessee)
County of Davidson)

On this 6th day of September, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sara T. Parra and , 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.

KENNETH M. BALTZ NOTARY PUBLIC AT LARGE DAVIDSON TN

Notary Public

My Commission Expires: 7-5-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 440,000.00.

Affiant

Sworn and subscribed before me on this the 6th day of September, 2012.

Notary Public

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 11-3-15

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Gary Bentley	New Owner	159-12
5619 Granny White Pike	8509 Highway 72	
Brentwood, TN 37027	Killen AL 35645	