Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Daniel A. Farris
2214 White Avenue
Nashville, Tennessee 37204

MORTGAGEE:
Usaa Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

BILL GARRETT, Davidson County
Trans:T20120076048 DEEDWARR
Recvd: 10/08/12 09:04 3 pgs
Fees:18.00 Taxes:825.10
20121008-0091755

SEND TAX BILL TO:
Mortgagee

MAP	**105-14**
GROUP	
PARCEL	**135.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Effie Priscilla Roberts, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel A. Farris and Amy S. Farris, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 13 of Block 19 on the Plan of Map of Yarbrough's Subdivision of certain lots in the Woodland Plan, of record in Plat Book 161, page 87 & 104, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Effie Priscilla Roberts, unmarried by deed dated August 27, 2009 from Marilyn Fisher Daniels Watson Dracos, a married woman, DATED 08/27/2009 of record in Instrument no. 20090831-0081720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2214 White Avenue, Nashville, Tennessee 37204.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **1st** day of **October, 2012.**

P. ROBERTS

Effie Priscilla Roberts

STATE OF NORTH CAROLINA
COUNTY OF Durham

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Effie Priscilla Roberts, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of October, 2012.

ERYN ALEXANDRIA BLAKE
Notary Public
Durham County
North Carolina
My Commission Expires Jan 20, 2016

NOTARY PUBLIC

My Commission Expires: 1/20/16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $223,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of October, 2012.

~~Robert M. Hoff~~ Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/3/2016

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY