This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20120078538 DEEDWARR
Recvd: 10/16/12 11:11 3 pgs
Fees:18.00 Taxes:492.10
20121016-0094736

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jenny Rebecca Farrell,** hereinafter referred to as "Grantor", has this day bargained and sold, and does hereby transfer and convey unto **Taryn T. Varner**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5762 on the plan of Section II, Brentwood Trace Condominiums, as shown on plat of record in Book 5200, pages 376 and 377, Register's Office for said County, together with an undivided percentage interest in the common elements appurtenant to said Unit as established by Master Deed of record in Book 5818, Page 915, as amended in Book 5868, Page 70, said Register's Office, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jenny Rebecca Farrell by Deed from Edward W. Joyner, III, unmarried, dated 05/30/2002 and filed for record on 06/10/2002 in Instrument 200206100070114, Register's Office for Davidson County, Tennessee.

Map & Parcel: 160-14-0-D 032.00 CO

This property is known as: **5762 Stone Brook Dr., Brentwood, TN 37027**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 12th day of October, 2012.

Jenny Rebecca Farrell, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenny Rebecca Farrell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of October, 2012.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Taryn T. Varner	New Owner
5762 Stone Brook Dr.	
Brentwood, TN 37027	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$133,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12th day of October, 2012.



(Seal)

My commission expires:

_____

Affiant

W. William Davis
Type or Print Name

Notary Public

Joey Sanders
Type or Print Name