WARRANTY DEED

LISA G HODGES NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 03/01/2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130028275 DEEDWARR
Recvd: 04/08/13 10:48 2 pgs
Fees:13.00 Taxes:832.50
20130408-0034370

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Sammons	SAME	Map 34-04
(NAME) 351 Cumberland Hills Drive	(NAME)	Parcel 29.00
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081593

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we/ I, Everlena Farrington and husband, Robert E. Farrington** hereinafter called the GRANTORS, S. have bargained and sold, and by these presents do transfer and convey unto **Christopher Sammons, an unmarried person ,** hereinafter called the GRANTEE, **his/her** 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. 36 on the Plan of Section Four, North Hill Estates of record in Plat Book 3842, Page 229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Everlena Farrington and husband, Robert E. Farrington by Warranty Deed from Sylvia M. Nabors recorded as Instrument No. 20001229-127168, in the Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded December 29, 2000.

Land in Davidson County, Tennessee, being Reserved Parcel - Detail "B" on the Plan of Section Four, North Hill Estates of record in Plat Book 3842, Page 229, in the Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point at the northeast corner of Lot 36 of said subdivision, said point being South 54 deg. 41' 50" East 320.36 feet from the easterly right of way of Cumberland Hills Drive, thence leaving said lot South 54 deg. 41' 50" East 19.03 feet to a point; thence North 59 deg. 50' 00" East 82.00 feet to a point; thence South 57 deg. 40' 00" East 67.00 feet to a point in the right of way of the Railroad; thence with said right of way South 59 deg. 50' 00" West 100.00 feet to a point; thence North 69 deg. 04' 00" West 82.91 feet to a point in the rear lot line of Lot 36; thence with said rear line North 38 deg. 25' 10" East 33.6 feet to the point of beginning.

Being the same property conveyed to Everlena Farrington and husband, Robert E. Farrington by Quitclaim Deed from Thomas S. Burnette, Jr. and wife, Mary C. Burnette, recorded as Instrument No. 20051101-0131824, in the Register's Office for Davidson County, Tennessee, dated October 19, 2005 and recorded November 1, 2005.

This is improved property known as 351 Cumberland Hills Drive, Madison, TN 37115

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 351 Cumberland Hills Drive, Madison, TN 37115

(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, his/her heirs and assigns forever; and we/I do covenant with the said GRANTEE that we/I 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 5th day of April, 2013.

Robert E Farrington
Robert E. Farrington

Everlena Farrington
Everlena Farrington

STATE OF Tennessee
COUNTY OF Davidson

On this 5th day of April, 2013 before me personally appeared **Everlena Farrington and husband, Robert E. Farrington** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2015