WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085361 DEEDWARR
Recvd: 10/02/13 16:02 2 pgs
Fees:13.00 Taxes:902.80
20131002-0103715

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$244,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Farmer & Jenny L. Farmer	Franklin American Mortgage Co.	**004-07800**
(NAME)	(NAME)	
8537 Whites Creek Pike	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jim Allen**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher D. Farmer and wife, Jenny L. Farmer** 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 the Fourteenth Civil District of Davidson County, Tennessee, being parcel number 78 on Davidson County property Tax Map 4 and containing 6.0 acres, more or less, further described as follows: Beginning at a point North 313 feet from the center of Coopertown Road, said point being the southwest corner of the land herein described and the northwest corner of a tract of land conveyed to John H. Cooper, et al of record in Book 4701, page 859, Register's Office for Davidson County, Tennessee, thence North 200 feet to an iron stake, thence South 89 deg 40 min East 1,102 feet to the margin of Highway 431; thence with the margin of said Highway, South 13 deg, 30 min East 50 feet; South 10 deg East 166.5 feet to an iron stake; thence leaving said Highway, North 88 deg, West 529.2 feet; thence South 6 deg. West 68.5 feet to said Cooper's northeast corner; thence with the line of said Copper, North 81 deg, 30 min West 615.5 feet to the beginning, containing 6.0 acres more or less.

Being the same property conveyed to Jim Allen by deed from Neal Lampley dated July 25, 2013 and of record in Instrument No. 20130805-0081685 Register's Office for Davidson County, Tennessee. Being the same property conveyed to Neal Lampley by Substitute Trustee's Deed dated July 15, 2013 of record in Instrument No. 20130805-0081684. For prior conveyance see deed dated May 15, 2008 and of record in 20080528-0054172, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **8537 Whites Creek Pike, Joelton, TN 37080**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **30th day of September, 2013.**

Jim Allen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jim Allen** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2013.

Commission expires: May 8, 2018

I. Dyke Tatum

Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN