BILL GARRETT, Davidson County
Trans:T20140015028 DEEDWARR
Recvd: 03/05/14 10:51 3 pgs
Fees:18.00 Taxes:1568.80
20140305-0018461

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: Title No: 53244

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard Warren Farmer Sharon B. Farmer 1259 Saxon Drive Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 14506004800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$424,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Fanchetter Renee Darden Ennix, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Warren Farmer and wife, Sharon B. Farmer**, 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:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Hillmont Estates, Section 2, of record in Book 3700, Page 130, Register's Office for said County.

Being the same property conveyed to Russell B. Ennix and wife, Fanchetter Renee Darden Ennix by deed from Robert H. Kerce and wife, Elizabeth S. Kerce, dated July 29, 1988, recorded August 3, 1988 in Book 7617, Page 653, Register's Office for Davidson County, Tennessee. Russell B. Ennix having since died, leaving Fanchetter Renee Darden Ennix as the surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 Page 130, said Register's Office, which Plan shows a 110foot minimum building setback line from Saxon Drive and a 20 foot easement for public utility and drainage purposes containing a six inch water line and a 1 ¼ inch gas line on the westerly line and a 2.5 X 30 foot anchor easement on the northeast front corner; Restrictions of record in Book 4145, Page 8, said Register's Office.

This instrument is executed on behalf of Fanchetter Renee Darden Ennix by Eric Thor Grasman pursuant to a Power of Attorney executed by her on the 24th day of February 2014, of record in Instrument No. 20140305-0018460 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 1259 Saxon Drive, Nashville, Tennessee 37215

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2014 .

Fanchetter Renee Darden Ennix
BY Eric Thor Grasman

Fanchetter Renee Darden Ennix By:Eric Thor Grasman, Atty-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Eric Thor Grasman** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Fanchetter Renee Darden Ennix** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Notary Public

My Commission Expires:_____

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $424,000.00

Affiant

Sworn and subscribed before me this 28th day of February, 2014

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 3/4/15

EXHIBIT "A"
To
Warranty Deed

FROM: Fanchetter Renee Darden Ennix

TO: Richard Warren Farmer and wife, Sharon B. Farmer

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Eric Thor Grasman, Affiant

Sworn to and subscribed before me this 28th day of February, 2014

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015