THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091852**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $293,000.00. Affiant Subscribed and sworn to before me, this 3rd day of October, 2014. Notary Public My Commission Expires: 11-3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140075835 DEEDWARR
Recvd: 10/07/14 14:40 2 pgs
Fees:13.00 Taxes:1084.10
20141007-0093029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Cotton and Courtney Cotton 5329 Overton Road Nashville TN 37220	New Owner	Tax Parcel ID No. 160-03-0-114.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Russell G. Farris, Trustee of the Frances G. Farris Revocable Living Trust Agreement dated February 11, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Cotton and Courtney Cotton, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 204, SECTION 8-F, HAILEYWOOD ESTATES, as shown on plat of record in Plat Book 3842, Page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Frances G. Farris to Frances G. Farris, Trustee, Frances G. Farris Revocable Living Trust Agreement dated February 11, 2011 as recorded on the 16th day of February, 2011 in Instrument No. 20110216-0013113 and Warranty Deed from Guy F. Farris and wife, Frances G. Farris to Hendley and Whiteside Builders, Inc. as recorded on the 1st day of July, 1970 in Deed Book 4428, Page 535, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 8-F, HAILEYWOOD ESTATES, as recorded in Plat Book 3842, Page(s) 116.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4115, Page 512.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 6434, Page 894.

This is improved property located at 5329 Overton Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2014.

Russell G. Farris, Trustee of the Frances G.
Farris Revocable Living Trust Agreement
dated February 11, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell G. Farris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Frances G. Farris Revocable Living Trust Agreement dated February 11, 2011, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of October, 2014.

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY