WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150041289 DEEDWARR
Recvd: 05/28/15 10:36 2 pgs
Fees: 13.00 Taxes: 1295.00
20150528-0049067

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Terry L. Trigg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015

Brenda R. Lehman
Notary Public

MY COMMISSION EXPIRES: March 24, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry L. Trigg	Primelending a PlainsCaptial Company	083040A00700CO
(NAME)	(NAME)	
1385 Highway 49	18111 Preston Road	
(ADDRESS)	(ADDRESS)	
Seminary, MS 39479	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sarah E. Darby and James S. Darby, wife and husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terry L. Trigg and Ronnie T. Tharp Jr., as joint tenants with right of survivorship,** 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 Davidson County, Tennessee, being Lot No. 7 on the Plan of First Amendment Greenside Park of record in Plat at Instrument No. 20120507-0039371 revising Plat at Instrument Number 20120418-0033247, 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 Sarah E. Darby and James S. Darby, wife and husband, by Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company, recorded on January 15, 2013, of record in Instrument Number 20130115-0004915, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 2728 Greenside Place, Nashville, TN 37206
(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.

Initials _____ _____

Witness my/our hands this 27th day of May, 2015.

Sarah E. Darby

James S. Darby

State of Tennessee
County of Williamson

Personally appeared before me Sarah E. Darby and James S. Darby, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: March 24, 2019

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 10289