Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150055978 DEEDWARR
Recvd: 07/10/15 10:44 2 pgs
Fees:13.00 Taxes:758.50
20150710-0067231

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2015.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My commission expires: 10/18/17

05-1506-66586

Address of New Owner:	Send Tax Bills to:	Tax Information
David Lawver 1719 Hillsdale Avenue San Jose, CA 95124	David Lawver 1719 Hillsdale Avenue San Jose, CA 95124	083-01-0-238.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Martin D. Farmer and wife, Deborah L. Farmer**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David Lawver**, hereinafter called the Grantees, their successors 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. 18, on the plan of Petway's Subdivision of Lot No. 7 of the Hobson Property, of record in Book 2, Page 42, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin D. Farmer and wife, Deborah L. Farmer by deed from Clayton Gholson and wife, Martha Gholson and Gilbert Drake and wife, Janet Drake, dated December 28, 2001, recorded January 2, 2002, of record in Instrument No. 20020102-0000552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is **improved** property known as 1025 Petway Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X MDF

X DDF

WITNESS my hand this 8th day of July, 2015.

Martin D. Farmer

Deborah L. Farmer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Martin D. Farmer and Deborah L. Farmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of July, 2015.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

