BILL GARRETT, Davidson County
Trans:T20150066102 DEEDWARR
Recvd: 08/10/15 10:22 2 pgs
Fees:13.00 Taxes:1128.50
20150810-0079462

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Wanda Hiett
Affiant

Subscribed and sworn to before me, this 7th day of August, 2015.

Janice H. Collins
Notary Public
My commission expires: 9-11-17

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

03-1507-38407

Address of New Owner:	Send Tax Bills to:	Tax Information:
Meredith C. Muller 5653 Oakes Drive Brentwood TN 37027	~~New Owner~~ Franklin American Mortgage Co 501 Corporate Centre Dr. #400 Franklin, TN 37067	160-14-0-A-004.00

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, **Joshua W. Farber and wife, Virginia D. Farber**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Meredith C. Muller, an unmarried woman,** 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. 4, on the Plan of Highland Courts in Highlands of Brentwood, as established by the Master Deed of record in Book 5024, Page 549, and as shown on the plan of record in Book 4860, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua W. Farber and wife, Virginia D. Farber by deed from Vicki Ann Sanford, unmarried, dated December 11, 2009, recorded December 28, 2009, of record in Instrument No. 20091228-0117462, 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 5653 Oakes Drive, Brentwood, TN 37027.

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.

WITNESS my hand this 7th day of August, 2015.

Joshua W. Farber

Virginia D. Farber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joshua W. Farber and Virginia D. Farber**, 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 Nashville, TN, this 7th day of August, 2015.

Charlotte A Burbank

State of Tennessee at Large

My Commission expires:

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

MY COMMISSION EXPIRES
JUNE 27, 2016