Davidson County DEEDWARR
Recvd: 08/21/15 14:59 2 pgs
Fees:13.00 Taxes:532.80
20150821-0084776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2015.

Notary Public

My commission expires: 12-6-17

(Notary Stamp)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Dunkelberger	**New Owner**	**Map/Parcel: 033-16-0-020.00**
1019 North Graycroft Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Vivian Elaine Farrior, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Dunkelberger

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, 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. 153 on the Plan of Primrose Acres, Section Two, of record in Book 2900, Page 43, and Book 2900, Page 44, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Vivian Elaine Farrior by Quitclaim Deed from Vivian Elaine Farrior, Successor Trustee of the Buford Turner Harris and/or Sara Eubank Harris Revocable Living Trust, dated August 26, 2008, of record as Instrument No. 20080902-0089596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Buford Turner Harris and Sara Eubank Harris Revocable Living Trust by Quitclaim Deed from Buford Turner Harris and wife, Sara Eubank Harris, dated December 18, 1997, of record in Book 10756, Page 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buford T. Harris and wife, Sara E. Harris, by Warranty Deed from Gaines and Gregory Construction Company, Inc., a Tennessee corporation, dated July 21, 1960, of record in Book 3101, Page 109, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2900, Page 44, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2965, Page 520, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement to Metro of record in Book 6416, Page 964, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1019 North Graycroft Avenue, Madison, TN 37115.

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 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 except as 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.

Witness my/our hand(s) this 19th day of August, 2015.

Vivian Elaine Farrior
by Stephen L. Meyer, Attorney-in-Fact

Vivian Elaine Farrior
By: Stephen L. Meyer, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen L. Meyer,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Vivian Elaine Farrior for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Vivian Elaine Farrior, and is authorized by Vivian Elaine Farrior to execute this instrument on his/her behalf.

Witness my hand, at office, this 19th day of August, 2015.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRED JUNE 25, 2017

Notary Public

My Commission Expires:

File #: **150342JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17