BILL GARRETT, Davidson County
Trans:T20150075320 DEEDWARR
Recvd: 09/03/15 11:21 2 pgs
Fees:13.00 Taxes:736.30
20150903-0089939

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 199,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August, 2015.

Notary Public

My commission expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terrance L. Winchester **Rahel G. Winchester**	New owner	**149150A00300CO**
2404 Evanfield Court		
Antioch, TN 37013		

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, WE,

Paula M. Farmer and husband, Thomas Farmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terrance L. Winchester and Rahel G. Winchester, husband and wife

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. 3 of Section One, on the Plan of Cambridge Forest, a Planned Unit Development of record in Plat Book 9700, pages 299 and 300, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Paula M. Farmer, unmarried, by Warranty Deed from Beazer Homes Corp. D/B/A Phillips Builders, dated 03/17/1999 and recorded on 03/23/1999 in Book 11395, page 217, Register's Office for Davidson County, Tennessee.

Thomas Farmer, spouse of Paula M. Farmer joins in this instrument for the purpose of conveying any marital interest that he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2404 Evanfield Court, Antioch, TN 37013.

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 in 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.

Witness my/our hand(s) this 25th day of August, 2015.

Paula M. Farmer

Thomas Farmer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Paula M. Farmer and Thomas Farmer, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2015.

Notary Public

My Commission Expires: 11-5-18

