BILL GARRETT, Davidson County
Trans:T20150104373 DEEDWARR
Recvd: 12/10/15 10:40 2 pgs
Fees:13.00 Taxes:813.63
20151210-0124294

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156864

WARRANTY DEED

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015.

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Packer and wife, Karen Packer 1100 Thorncrest Road Nashville, TN 37211	Jim Packer and wife, Karen Packer 1100 Thorncrest Road Nashville, TN 37211	161 06 0A 031.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($219,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PEGGY B. FAIRCLOTH AND THOMAS G. FAIRCLOTH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JIM PACKER AND WIFE, KAREN PACKER**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 31 on the plan of Oakhill Townhomes, Phase 1, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20070614-0071397, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas G.Faircloth and Peggy B. Faircloth, husband and wife, by Warranty Deed from Centex Homes, a Nevada general partnership, dated 10/26/2012, recorded 10/31/2012, of record in Instrument No. 20121031-0099938, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1100 Thorncrest Road, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of December, 2015.

Peggy Bowden Faircloth
PEGGY B. FAIRCLOTH

Thomas G. Faircloth
THOMAS G. FAIRCLOTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Peggy B. Faircloth and Thomas G. Faircloth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of December, 2015.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/13/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY