Davidson County DEEDWARR
Recvd: 12/16/15 15:45 3 pgs
Fees:18.00 Taxes:536.50

20151216-0126680

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $145,000.00.

Deborah Leigh Faehr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of December, 2015.

Tammy Duncan
NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Deborah Leigh Faehr	Bank of Tennessee	05302001200
(NAME)	(NAME)	
1215 Cunningham Street	301 E. Center Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Kingsport, TN 37660	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ronald L. Faehr, Sr. and wife, Mary E. Faehr,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Deborah Leigh Faehr , unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 303, Section "C-2", Village of Old Hickory, as shown on plan recorded November 10, 1950, Book 1835, Page 29, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald L. Faehr, Sr. and wife, Mary E. Faehr by deed from Gloria Jean Standford, Richard Allen Woods, Jr., Mini 'Imah Skyers, a/k/a Juanita S. Brown, Patricia Postel a/k/a Patricia Ann Woods, Charles W. Woods, Michael Woods, Henry Woods, Gilbert Woods, Clifford Woods, Janet Tucker, Cheryl Woods and Barbara Woods, being all the heirs of Richard Allen Woods, deceased, dated 01/19/1996, of record in Book 9925, Page 815, Register's Office of Davidson County, Tennessee.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 1215 Cunningham Street, Old Hickory, TN 37138

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of December, 2015.

Ronald L. Faehr, Sr.

Mary E. Faehr

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald L. Faehr, Sr. and Mary E. Faehr, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of December, 2015.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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.

Celia Stewart Rouse

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)