Davidson County DEEDWARR
Recvd: 05/18/16 14:04 3 pgs
Fees:18.00 Taxes:688.20
20160518-0049752

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1406TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of May, 2016.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jessica T. Norman 2816 Branwood Drive Nashville, TN 37214	SAME AS NEW OWNER.	09614002100

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Justin Farris, Devisee of the Last Will and Testament of Sharlie Jean Farris**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica T. Norman, an unmarried person** 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:

Property known as 2816 Branwood Drive Nashville, TN 37214, County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Twin Lawn Subdivision of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Lot No. 111 fronts 69.0 feet on the northeasterly side of Branwood Drive and runs back 189.1 feet on the northwesterly side and 172.3 feet on the southeasterly side to a dead line in the line the rear on which it measures 112.0 feet.

Being the same property conveyed to Robert E. Farris and wife Sharlie O. Farris by deed from J. Claud Smith and wife Billie Katherine Smith dated 11/18/57 filed of record 11/19/57 in Book 2704, Page 189, said Register's Office. The said Robert E. Farris having since died, leaving Sharlie O. Farris as the surviving tenant. Sharlie Jean Farris, a/k/a Sharlie O. Farris, having died on 2/20/2016. Per her Last Will and Testament, dated 2/6/2015, property is devised to Justin Farris.

Tax Map and Parcel ID is as follows 09614002100

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 2816 Branwood Drive, Nashville, TN 37214

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 is 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 hand this 16th day of May, 2016.

Estate of Sharlie Jean Farris

Justin Farris, Executor

Justin Farris, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Justin Farris,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Executor** of the **Estate of Sharlie Jean Farris**, the within named bargainor, a corporation, and that he/she as **Executor**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Executor** of the **Estate of Sharlie Jean Farris.**.

Witness my hand and official seal at office this 16th day of May, 2016.

Notary Public

Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.18

True Copy Certification

I, **Melissa Butchko-Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Butchko-Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Melissa Butchko-Turecki** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: 3/31/2020

