FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$248,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 19, 2016.** Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160082943 DEEDWARR
Recvd: 09/21/16 13:41 2 pgs
Fees:13.00 Taxes:917.60
20160921-0099509

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**16-0421**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Farlow and Carly J. Farlow	New owner	**51-3-122**
(NAME) **504 Barbara Drive**	(NAME)	
(ADDRESS) **Madison,TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shannon D. Newsom and Franklin D. Newsom, II, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy R. Farlow and Carly J. Farlow 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. 52, on the Plan of Section Two, Pleasant Acres, of record in Plat Book 2133, page 75; and amended in Book 8594, Page 604, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon D. Newsom and Franklin D. Newsom, II, wife and husband, by Warranty Deed from Larry C. Oldham, Amy Oldham and Dale C. Oldham, filed for record on April 15, 2016 at Instrument Number 20160415-0036490; and also being the same property conveyed to Larry C. Oldham, Amy Oldham and Dale C. Oldham, tenants in common with right of survivorship, subject to the reservation of a life estate in Clifford G. Oldham and Lucille Oldham, by Warranty Deed from Dan Louis Locke and wife, Inita Locke, filed for record on February 6, 2007 at Instrument Number 20070206-0015242, said Register's Office. Clifford G. Oldham having since died October 15, 2015, and Lucille Oldham having died on March 24, 2012.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **504 Barbara Drive, Madison, TN 37115**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the 19 day of **September, 2016.**

Shannon D. Newsom

Franklin D. Newsom, II

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Shannon D. Newsom and Franklin D. Newsom, II**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 19 day of **September, 2016.**

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY