G#29104-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160099593 DEEDWARR
Recvd: 11/10/16 10:32 2 pgs
Fees:13.00 Taxes:2060.90
20161110-0119004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Stauffer and Emilie N. Stauffer	Wells Fargo Bank, N.A.	
(NAME)	(NAME)	
953 Glendale Lane	P. O. Box 11701	132-9-24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Newark, NJ 07101-4701	
(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, **DWIGHT A. FARRIS AND KELLA S. FARRIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN P. STAUFFER AND EMILIE N. STAUFFER, 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 the 16th Civil District, formerly the 7th Civil District, of Davidson County, Tennessee, being parts of Lot Nos. 14 and 15 of the W. W. Wilkinson Subdivision, a plat of which is of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, and part of Lot Nos. 32 and 33 of the Oak Hill Subdivision No. 1, a plat of which is of record in Book 547, Page 49, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the South margin of Glendale Lane, said plan also being the Northwest corner of Lot No. 14 on the said W. W. Wilkinson Subdivision; thence, with the West line of said Lot No. 14, South 2 1/2 degrees West 136 feet to an iron pin in the West line of the said Lot; thence, South 86 degrees 53 minutes East 150 feet to an iron pin inside Lot No. 15 on the said W. W. Wilkinson Subdivision; thence, North 2 1/2 degrees East 128.9 feet to a spike in the North line of said Lot No. 15; thence, 84 degrees 9 minutes West with the North lines of the said Lot Nos. 14 and 15, 150.1 feet to the BEGINNING.

Being the same property conveyed to Dwight A. Farris and Kella S. Farris, husband and wife by deed from Sean M. Johnson and wife, Elizabeth H. Johnson, dated May 31, 2013, of record in Instrument No. 20130603-0055556, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Book 547, Page 49 and Book 843, Page 82, said Register's Office; and Easement of record in Book 7516, Page 65, said Register's Office.

THIS instrument is being executed on behalf of Dwight A. Farris pursuant to a Power of Attorney executed by him on the 2nd day of November, 2016, of record in Instrument No. 20161110-0119003 **, Register's Office for Davidson County, Tennessee.**

unimproved
This is improved x property, known as 953 Glendale Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 9 day of November, 2016.

Dwight A. Farris by Kella Farris

DWIGHT A. FARRIS, BY: KELLA S. FARRIS, ATTORNEY IN FACT

Kella Farris

KELLA S. FARRIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kella S. Farris, the 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 at Nashville, Tennessee this 9 day of November, 2016.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 7, 2017

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9 day of November, 2016, before me personally appeared Kella S. Farris to me known to be the person who executed the foregoing instrument on behalf Dwight A. Farris and acknowledged that she executed the same as the free act and deed of Dwight A. Farris.

Witness my hand and official seal at Nashville, Tennessee this 9 day of November, 2016.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 7, 2017

Notary Public