STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 853351 DEEDWARR
05/11/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,289.45
20220511-0053625

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2022.

Notary Public
MY COMMISSION EXPIRES: _____
File No. G22-15866

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brandon Farmer and Mara Farmer (NAME)	New Owner (NAME)	026-06-0-099
108 Sheffield Ct (STREET ADDRESS)	, (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	, (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Margaret F. White, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Farmer and Mara Farmer, a married couple**, 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:

BEING land in Davidson County, Tennessee, being Lot No 280 on the Plan of Windsor Green, Phase II, Section II, as shown on plat of record in Plat Book 6900, Page 549 in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Margaret F. White, unmarried by Deed dated March 29, 1996, recorded April 11, 1996, in Book 10011, Page 798, in the Register's Office of Davidson County, Tennessee.

The said Margaret F. White and Margaret Faye (Taylor) White being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Margaret F. White is signed by her duly appointed Attorney-in-fact Roger Bruce White, pursuant to the Power of Attorney recorded in Instrument #__202205110053624_____, said Register's Office.

This is improved property, known as 108 Sheffield Court, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 28th day of April, 2022.

Margaret F. White by Roger Bruce White, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Roger Bruce White, Attorney-in-Fact for Margaret F. White, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2022.

Notary Public My Commission Expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 28th day of April, 2022.

Affiant Signature
Date 04/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024