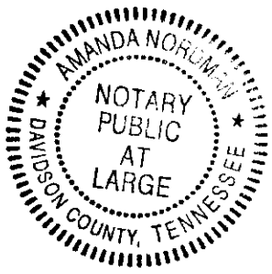
H-0374

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st January, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 02/14/02 09:24 2pgs
Fees:13.00 Taxes:525.40

20020214-0019476

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Dalton	Option One Mortgage Corporation	Map 135-14
(NAME) 604 Rocky Mountain Parkway	(NAME) 14520 Avion Parkway, Suite 340	Group A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Chantilly, VA	Parcel 157.00
(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,

James A. Fahrner and wife, Martha E. Fahrner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George Dalton and wife Jacqueline Dalton

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:

Located in Davidson County, Tennessee, being Lot No. 157 on the Plan of Final Plat, Phase Four, Pinnacle Point Subdivision, as of record in Plat Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James A. Fahrner and Martha E. Lamkins by deed from John C. Smith and wife, Brenda A. Smith of record in Deed Book 11232, page 595, Register's Office for said County.

The said James A. Fahner and Martha E. Lamkins having since married, Martha E. Lamkins for the purposes of this transaction is known as Martha E. Fahner.

Declaration of Covenants, Conditions and Restrictions of record in Deed Book 7032, Page 746 and amended in Book 7067, Page 739; Book 10097, Page 390; Instrument No. 20010504-0046047 and Declaration of Restrictive Covenants in Instrument No. 20010504-0046048, Register's Office of said County.

Quit Claim Deed to HOA for Common Area in Book 7032, Page 730, Register's Office for said County.

Articles of Incorporation in Book 7058, Page 234, Register's Office for said County.

Storm Water Detention Agreement in Book 7193, Page 239; Book 7274, Page 506 and Book 7424, Page 953, Register's Office for said County.

Easement to South Central Bell as shown of record in Deed Book 6803, Page 287, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 604 Rocky Mountain Parkway, Antioch, TN 37013

(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/our hand(s) this.

James A. Fahrner by Terri Mason, attny in fact
James A. Fahrner

Martha E. Fahrner by Terri Mason, attny in fact
Martha E. Fahrner

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of January, 2002, before me personally appeared Terri Mason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James A. Fahrner and wife, Martha E. Fahrner, and who acknowledged that they executed the same as the free act and deed of the said James A. Fahrner and wife, Martha E. Fahrner by virtue of that Power of Attorney, duly executed by the said James A. Fahrner and wife, Martha E. Fahrner and appearing of record in Instrument Number 20020214000 19475, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of January, 2002.

My Commission Expires: 5-28-2003

Wendy L. Causey
Notary Public

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2109094
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122