STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2005.

Notary Public: Devon J. Sutherland
My Commission Expires: 12/09/08

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/04/05 11:04 2 pgs
Fees:13.00 Taxes:481.00
20050504-0049890

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Brandy Starr Conn 4023 Farmingham Woods Drive Hermitage, TN 37076	New Owner	87-5-O-A-011-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Traci L. Samczyk, unmarried and Tracy M. Martinson, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brandy Starr Conn**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Traci L. Samczyk, a single person, by Warranty Deed from Tom Rotunno and wife, Ann B. Rotunno, dated May 21, 1997, recorded May 22, 1997, in Book 10463, Page 738, Register's Office for Davidson County, Tennessee, and thence to Tracy L. Samczyk and Tracy M. Martinson tenants in common with rights of survivorship, by Quitclaim Deed from Traci Samczyk, dated June 6, 2003, recorded June 6, 2003, in Instrument Number 20030606-0078727, Register's Office for Davidson County, Tennessee.

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

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of Record in Book 8199, Page 852, Register's Office for Davidson County, Tennessee.

Planned Unit Development Boundary of Record in Plat Book 7900, Page 173, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 8245, Page 768, Register's Office for Davidson County, Tennessee.

Right of Way Easement of Record in Book 5109, Page 445, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development.

Subject to rights of others in and to common areas/elements.

Subject to Lien for special assessment contained in DCCR's/ Master Deed.

Restrictive Covenants of record in Book 8238, Page 176, Book 8351, Page 533, Book 8447, Page 635 and Book 9006, Page 409, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **4023 Farmingham Woods Drive, Hermitage, TN 37076**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the

said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 8th day of April, 2005.

Traci L. Samczyk by Shannon Underberg her atty-in-fact
Traci L. Samczyk by Shannon Underberg
her Atty-in-Fact

Tracy M. Martinson by Shannon Underberg her Atty-in-fact
Tracy M. Martinson by Shannon Underberg
her Atty-in-Fact

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 Shannon Underberg in her capacity as Attorney in Fact for Traci L. Samczyk and Tracy M. Martinson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of April, 2005.

Commission Expires: 12/09/08

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, Tn 37075