File No. 260700732

WARRANTY DEED

06TN02349

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027

STATE OF TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

GAIL C. VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

Davidson County DEEDWARR
Recvd: 08/15/06 11:06 2 pgs
Fees:13.00 Taxes:554.63
20060815-0100281

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norberto Aleman	Access National Mortgage Corp.	087-05-OA 155.00
(NAME)	(NAME)	
4032 Farmingham Woods Drive	1800 Robert Fulton Drive Suite 350	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kevin D. Trulock and wife, Mary Lynn Trulock**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norberto Aleman and wife Hilary Aleman**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 41, on the Plan of Farmingham Woods Phase IV, as of record in Plat Book 7900, Page 555, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin D. Trulock and wife, Mary Lynn Trulock by Warranty Deed dated February 12, 1999 of record in Book 11341, Page 355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 7900, Page 555; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.
Declaration of Covenants, Conditions and Restrictions as of record in Book 8238, Page 176, Book 8351, Page 533, Book 8447, Page 635 and Book 9006, Page 414; Strom Water Detention Agreement as of record in Book 8199, Page 852; Charter as of record in Book 8245, Page 768; Subject to Boundary Plat as of record in Plat Book 7900, Page 173 and Right of Way Easement as set out in Book 5109, Page 445, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4032 Farmingham Woods Drive, Hermitage, TN 37076
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 hands this 10th day of August, 2006.

Kevin D. Trulock

Mary Lynn Trulock

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kevin D. Trulock and wife, Mary Lynn Trulock the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of August, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie Notary Public

File Number: 260700732

RETURN TO:

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Gallatin, TN 37066