WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/01/06 14:01 2 pgs
Fees:13.00 Taxes:476.56
20060901-0108467

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,800.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8/24/06

Notary Public

MY COMMISSION EXPIRES: ~~March 15, 2008~~. 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Alley	Madison First Financial, Inc.	165-13-O-A/93.00CO
(NAME)	(NAME)	
404 Woodfern Court	801 Springdale Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Exton, PA 19341	
(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, **Lawrence J. Farnow and wife, Marianne F. Farnow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Alley, unmarried**, 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 Davidson County, Tennessee, being Lot No. 495 on the Plan of Peppertree Forest, Section Eight, P.U.D. as of record in Book 7900, Page 652, Register's Office for said County, to which reference is made for a more complete description.

Being a part of the same property conveyed to Lawrence J. Farnow and wife, Marianne F. Farnow by Warranty Deed from Allen Earps and wife, Betty Earps dated June 9, 1994 and filed for record in Book 9378, page 743, Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 7900, page 652, Register's Office for Davidson County Tennessee.

Subject to Declaration of covenants, restrictions and conditions as of record in Book 8757, page 607 and amended in Book 9004, page 514, Book 9157, page 711, Book 9287, page 698, Register's Office for Davidson County Tennessee.

Subject to by-laws of the Peppertree Forest Homeowners Association as of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.

Subject to any and all other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated.

unimproved ☐

This is improved ☒ property, known as 404 Woodfern Court, 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 our hands this 24th day of August, 2006.

Lawrence J. Farnow

Marianne F. Farnow

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 Lawrence J. Farnow and Marianne F. Farnow the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of August, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public