This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
EM060161.PFT

Davidson County DEEDWARR
Recvd: 09/15/06 11:20 3 pg
Fees:18.00 Taxes:462.13
20060915-0114539

Send Tax Bills To:
Same as New Owner

New Owner is:
Troy Toney and Kelli Toney
4709 Chutney Drive
Antioch, TN 37013

MAP: 165-14-0

PARCEL: 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William A. Whitworth**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Troy Toney and Kelli Toney, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 295, on the Plan of Peppertree Forest, Section Eleven, Rev., as of record in Plat Book 8250, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William A. Whitworth, by Warranty Deed, from Jerry D. Butler, of record in Book 8839, Page 863, Register's Office for Davidson County, Tennessee, date December 31, 1992 and recorded January 13, 1993.

Martha Whitworth, wife of William A. Whitworth, joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

This conveyance is subject to The Plan of Record in Plat Book 8250, Page 118; All matters on PUD Boundary in Book 6900, Page 943; Restrictive Covenants of record in Book 7982, Page 736, amended in Book 8367, Page 501, Book 8757, Page 607, Book 9004, page 514, Book 9036, page 719, Book 9157, page 711, Book 9287, page 698, Book 9455, page 801 and Book 9664, page 162; HOA Charter of Record in Book 8757, page 639 and By-Laws of record in Book 8757, Page 623 all in the Register's Office for Rutherford County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 12th day of September, 2006.

GRANTOR:

William A. Whitworth

Martha Whitworth

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William A. Whitworth and Martha Whitworth** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of September, 2006.

Notary Public

My Commission Expires: 3·21·2010

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is $124,900.00.

Affiant

SWORN TO and subscribed
before me this 12th day of September, 2006

NOTARY PUBLIC

My commission expires:

9/30/06

JANICE GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2009

Record + return to:
Bosch Title, LLC
1800 Galleria Blvd
Suite 1390
Franklin, TN 37067