

MY COMMISSION EXPIRES:
JAN 28, 2008

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$136,500.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|6th DAY OF October, 2006.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew and Susan Wilcox and Gail Mitchell 5951 Colchester Drive Hermitage, TN 37076	New Owner	Map 87.05 A Parcel 47

For and in 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,

Christina Todd, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Matthew Wilcox and wife, Susan Wilcox and Gail Mitchell, 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:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

BEING LOT NO. 100 ON THE FINAL PLAT OF FARMINGTON WOODS, PHASE II, SECTION I, OF RECORD IN PLAT BOOK 7900, PAGE 306, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINA TODD, A SINGLE WOMAN, BY DEED FROM BRIAN LEE HINCHMAN AND WIFE, STACEY C. HINCHMAN OF RECORD IN BOOK 10582. PAGE 52,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all Matthewers affecting said premises as contained in Plat Book 7900, Page 306, Register's Office for Davidson County, Tennessee.
3) Property is subject to Farminham Woods, Phase 2, Section 1, a Planned Unit Development, Charter of record in Book 8245, Page 768, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8238, Page 176, and amended in Book 8351, Page 533, supplement in book 8424, Page 466, amended in Book 8447, Page 635, Book 8702, Page 528, and in Book 9006, Pages 409 & 414, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Book 8238, Page 176, and amended in Book 8351, Page 533, supplement in book 8424, Page 466, amended in Book 8447, Page 635, Book 8702, Page 528, and in Book 9006, Pages 409 & 414, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for common/open areas to Farmingham Woods HOA in Book 8310, Page 341, said Register's Office.
6) Any and all restrictions, easements, and conditions of record.

This is improved property known as: 5951 Colchester 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 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 hand(s) this 6th day of October, 2006.

_____
Christina Todd

Davidson County DEEDWARR
Recvd: 10/12/06 09:06 2 pgs
Fees:13.00 Taxes:505.05

20061012-0126678

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, Christina Todd, with whom I am personally acquainted, (or who 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, at office, this 6th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 12, 2008

MY COMMISSION EXPIRES
OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076