Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7545

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $203,000.00.

Affiant Jami C Awalt

Subscribed and sworn to before me, this the 29th day of September, 2006.

My commission expires:

Jeffrey C Horn
Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires JAN 26, 2008

Warranty Deed

THIS INSTRUMENT PREPARED BY:
Jeffrey C. Horn, Attorney at Law
21 Vaughns Gap Road, #59
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 10/27/06 10:30 2 pgs
Fees:13.00 Taxes:751.10
20061027-0133430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kevin Vernon **7833 Farmington Place** **Nashville, Tennessee 37221**	Same as new owner	**126-15-O-A-36-CO**

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,

Bradley M. Awalt and Jami C. Awalt, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Kevin Vernon, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), 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. 36 on the Plan of Phase One, Boone Trace at Biltmore, as of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being all of the same property conveyed to Bradley M. Awalt and wife, Jami C. Awalt, by Warranty Deed dated October 25, 2002, from John Davis Construction, LLC, a Tennessee Limited Liability Company, as of record in Instrument Number 20021115-0142298, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters:

1. Taxes for the year 2006 and subsequent years.

2. All matters on the plan of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7265, page 657 and Instrument Numbers 20000126-0008529, 20010717-0075902, 20010607-0060003, 20011003-0107279, and 20011119-0126832, Register's Office for Davidson County, Tennessee.

4. HOA Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument Numbers 20001120-0114598 and 20021217-0155375, Register's Office for Davidson County, Tennessee.

6. PUD Boundary in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed for common areas to HOA of record in Instrument Number 20011119-0126831, Register's Office for Davidson County, Tennessee.

8. Easements of record in Book 8992, Page 62 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

9. Any HOA assessments not yet due and payable.

10. The rights of others in and to the common elements.

This is { (x) Improved ( ) Unimproved } property known as 7833 Farmington Place, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee(s) and his heirs, successors, administrators, and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor(s) do covenant to and with said Grantee(s), his or her heirs, successors, administrators, and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey the same to the Grantee(s) in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that they will, and their heirs, successors, administrators, and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee(s), his or her heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever. Whenever 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 29 day of September, 2006.

Bradley M. Awalt
Bradley M. Awalt

Jami C. Awalt
Jami C. Awalt

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bradley M. Awalt and Jami C. Awalt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 29 day of September, 2006.

Jeffrey C. Horn
Notary Public

Commission Expires: _____

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires JAN 26, 2008