Davidson County DEEDWARR
Recvd: 09/04/08 09:10 2 pgs
Fees:13.00 Taxes:355.20
20080904-0090591

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Deena Roseberry
1502 Elliston Street
Old Hickory, TN 37138

MORTGAGEE
Pinnacle National Bank
211 Commerce St., Suite 300
Nashville, TN 37201

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 053-03-0
PARCEL 294.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Chad Farley, an unmarried man,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Deena Roseberry, an unmarried woman,** 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:

Being Lot No. 239 on the plan of Village Of Old Hickory, Section "C", as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chad Farley, a single man by deed from Jackie L. Farley, Trustee of the Willie C. Farley Family Trust, dated August 2, 2006 and of record in Instrument No. 20060807-0096140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1847, Page 624; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as: **1502 Elliston Street Old Hickory, TN 37138.**

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 28th day of August, 2008.

Chad Farley

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Chad Farley, an unmarried man, the bargainor(s) with whom I am personally acquainted (or 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 and official seal this 28th day of August, 2008.

NOTARY PUBLIC

DAINA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $96,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of August, 2008.

NOTARY PUBLIC

DAINA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-24-11