WARRANTY DEED

Record and Return to:
Prepared By:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$117,500.00.**

Affiant

Subscribed and sworn to before me this 30 day of April, 2009

Notary Public

My Commission expires: 4-15-12

(Affix Seal)

ELIZABETH MASON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kyle Willoughby	New Owner	149-01-0-A-015.00CO
2125 Mullen Circle		
Nashville, TN 37217		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Obie Jarmon and LaFrieda D. Jarmon, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kyle S. Willoughby, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 15 on the plan of Mullen Valley, Phase II, of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Obie Jarmon and LaFrieda D. Jarmon, married, by deed from Secretary of Housing and Urban Development, on October 30, 2008, of record in Instrument Number 20081106-0110495, Register's Office for Davidson County, Tennessee.]

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 149-01-0-A-015.00CO.
- Subject to all matters as shown on the Plan of record in Book 6250, page 477, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6577, page 20; and Book 6577, page 25; and Book 7311, page 333; and Book 8042, page 601, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6577, page 17; and Book 6583, page 351, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6577, page 52, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2125 Mullen Circle, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 30, 2009.

BILL GARRETT, Davidson County
Trans:T20090029548 DEEDWARR
Recvd: 05/05/09 09:11 2 pgs
Fees:13.00 Taxes:434.75
20090505-0040898

Obie Jarmon

LaFrieda D. Jarmon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Obie Jarmon and La Frieda D. Jarmon,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 30, 2009

My commission expires 4·15·12

Elizabeth Maison
Notary Public

