# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090039524 DEEDWARR
Recvd: 06/15/09 10:37 2 pgs
Fees:13.00 Taxes:484.70
20090615-0055186

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $131,000.00.

*Affiant*

Subscribed and sworn to me on June 10th, 2009.

NOTARY PUBLIC

My Commission Expires: 3-4-13

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Steven C. Farmer<br>537 Fairlane Drive<br>Nashville, TN 37211 | Regions Bank dba<br>Regions Mortgage<br>2050 Parkway Office Circle<br>Birmingham AL 35244 | 118-04-0-126.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAWN OBERG, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto **STEVEN C. FARMER, unmarried,** hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20, on the Plan of Hurdwood Heights, Section 2, of record in Book 2330, Page 38, 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 Dawn Oberg, unmarried, from James Louis Heintz, Jr. and wife, Glenda G. Heintz, by Warranty Deed dated December 20, 2001 and recorded in Instrument No. 20011226-0141903, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Subject to any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); and
3. All matters appearing on the Plan of Hurdwood Heights, Section 2, of record in Book 2330, Page 38, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 537 Fairlane Drive, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on June 9, 10th 2009.

Dawn Oberg by Benjamin Van O'Dell
Dawn Oberg by Benjamin Van O'Dell,
her attorney-in-fact her attorney in fact

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Tara Steward, Notary Public, in and for said County and State, Benjamin Van O'Dell, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Dawn Oberg or a constituent of Dawn Oberg and is authorized by Dawn Oberg or by her constituent, the constituent being authorized by Dawn Oberg, to execute this instrument on behalf of Dawn Oberg.

Witness my hand, at office, this 9th 10th day of June, 2009.

Tara Steward
Notary Public

My Commission Expires: 8/23/11

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY