BILL GARRETT, Davidson County
Trans:T20090059933 DEEDWARR
Recvd: 09/01/09 15:01 2 pgs
Fees:13.00 Taxes:569.62
20090901-0082107

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of August, 2009 by and between **Brian L. Emmel**, *hereinafter referred to as GRANTOR, and **Sarah Mercier, an unmarried woman**, hereinafter referred to as GRANTEE.

*a single person,

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Hermitage, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 18 on the Plan of Farmingham Woods, Section One, as of record in Plat Book 7900, page 173, as amended in Book 7900, page 228, in Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to the following:

1) All matters appearing on the plan of Farmingham Woods, Section One, of record in Book 7900, Page 173 and Revised in Book 7900, page 228, the Register's Office for said County.

2) Restrictions contained in instrument of record in Book 8238, page 176, First amendment of record in Book 8351, page 533, Register's Office for said County.

3) HOA Charter of record in Book 8245, page 768, Register's Office for said County.

4) Supplementary Declaration to Restrictions of record in Book 8423, page 784 and re-recorded in Book 8424, page 426 and Third Amendment of record in Book 8447, page 635, Register's Office for said County.

5) Stormwater Detention of record in Book 8199, page 852, Register's Office for said County

6) Sanitary Sewer Easement of record in Instrument No. 20020603-0066713, Register's Office for said County.

Being the same property conveyed unto Brian L. Emmel, a single person, by Warranty Deed from Michael V. Rudisill and wife, Linda G. Rudisill, dated June 28, 2002, of record in Instrument Number 200207050080807, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **5911 Colchester Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the ~~day and~~ year first above written.

Brian L. Emmel

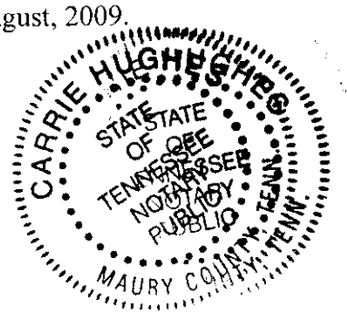
INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Brian L. Emmel, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of August, 2009.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009



Name and Address of Property Owner:
Sarah Mercier
5911 Colchester Drive, Hermitage, TN 37076

Send Tax Statements to:

Franklin American Mtg. Co.
501 Corporate Centre Dr. #400
Franklin, TN 37067

Map and Parcel--087.05-0A-018.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $153,950.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of August, 2009.

Notary Public

My Commission Expires: 7/16/11



RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

29-1-330