BILL GARRETT, Davidson County
Trans:T20090070961 DEEDWARR
Recvd: 10/19/09 12:17 2 pgs
Fees:13.00 Taxes:1017.50
20091019-0096481

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jeremy Holley and
Sarah Holley
5305 Fredericksburg Way
Brentwood, TN 37027

SEND TAX BILL:

F & M Bank
50 Franklin Street
Clarksville, TN 37040

MORTGAGEE:
F & M Bank
50 Franklin Street
Clarksville, TN 37040

MAP AND PARCEL:
MAP 171-3-A
PARCEL 145CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeremy J. Landa and wife, Diana M. Landa**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Holley and Sarah Holley, husband and wife** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 94, as shown on the map entitled Fredericksburg, Section 6-A , of record in Plat Book 9700, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jeremy J. Landa and Diana M. Landa, husband and wife, by deed from Michael L. Berman and wife, April Y. Berman, of record as Instrument No. 20040629-0076786, dated June 21, 2004, said Register's Office.

This conveyance is made subject to: (1) All applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises. Taxes for the current year have been prorated and paid by the Grantor.

This is improved property known as 5305 Fredericksburg Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 16th day of October, 2009.

Jeremy J. Landa

Diana M. Landa

Diana M. Landa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jeremy J. Landa and Diana M. Landa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 16th day of October, 2009.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

Carmen Coats
AFFIANT

Subscribed and sworn to before me
this 16TH day of October, 2009.

J. Brandon Miller
NOTARY PUBLIC

My Commission Expires: 11-22-10

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY