WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$119,900.00.**

Affiant

Subscribed and sworn to before me this 1st day of December, 2009

Notary Public
My Commission expires: 8/10/10
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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:
Terra Hoag	New Owner	134-09-0-069.00
4044 Scotwood Drive		
Nashville, TN 37211		

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 L. Jarmon Jr. and LaFrieda D. Jarmon, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Terra Hoag**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 47 on the plan of Woodland Hills, Phase One, of record in Book 6900, pages 666, 667, 668 and 669, 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 Jr. and LaFrieda Jarmon, from CitiMortgage, Inc., by deed on August 20, 2009, of record in Instrument Number 20090827-0080714, 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 2010 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 6900, page 666-669, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7546, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4044 Scotwood Drive, Nashville, TN 37211**

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 December 1, 2009.

Obie L. Jarmon Jr.

Obie L. Jarmon Jr.

LaFrieda D. Jarmon

LaFrieda D. Jarmon

BILL GARRETT, Davidson County
Trans:T20090081843 DEEDWARR
Recvd: 12/03/09 10:27 2 pgs
Fees:13.00 Taxes:443.63
20091203-0110780

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 L. Jarmon Jr. and LaFrieda 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 December 1, 2009

My commission expires 8/10/12

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067