210020142

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $121,100.00 Affiant Subscribed and sworn to before me, this 24th day of February, 2010. Notary Public My commission expires: 9/23/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/02/10 14:33 3 pgs
Fees:18.00 Taxes:448.07
20100302-0015998

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nona M. Ziemann	Franklin American Mtg.	**Map/Parcel 087-05-0-A-126.00CO**
4057 Farmington Woods Drive	501 Corporate Center Dr.	
Hermitage, TN 37076	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Peggy Pasquini as Sole Heir of the Estate of Thomas M. Maloney and Peggy Pasquini as Administrator of the Estate of Thomas M. Maloney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nona M. Ziemann , an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Farmingham Woods, Phase III, of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thomas M. Maloney, unmarried man, by Warranty Deed, from Phillips Builders, Inc., of record in Book 9730, page 869, Dated July 10, 1995, Register's Office for Davidson County, Tennessee. Thomas M. Maloney has since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 554, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8238, page 176, Book 8351, page 533, Book 8447, page 635, Book 8424, page 426, , Book 8423, page 784, Book 8702, page 528, Book 9006, page 409 and Book 9006, page 414, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 8199, page 852, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement of record in Book 5109, page 445, Register's Office for DAVIDSON County, Tennessee.
Deed to Home Owners Association of record in Book 8245, page 772 and Book 8310, page 341, Register's Office for DAVIDSON County, Tennessee.
Charter of Home Owners Association of record in Book 8245, page 768, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 7900, page 173, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4057 Farmington Woods Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this 24th day of February, 2010.

Peggy Pasquini, Sole Heir of Thomas M. Maloney

Estate of Thomas M. Maloney
Peggy Pasquini, Administrator

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy Pasquini Sole Heir of the Estate of Thomas M. Maloney, probate case No. 09P1641 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 24th day of February, 2010.

"OFFICIAL SEAL"
John E Pasquini
Notary Public, State of Illinois
Commission Expires 12/6/2011

Notary Public

My Commission Expires:

STATE OF IL
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy Pasquini as Administrator of the Estate of Thomas M. Maloney, probate case No. 09P1641 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 24th day of February, 2010.

"OFFICIAL SEAL"
John E Pasquini
Notary Public, State of Illinois
Commission Expires 12/6/2011

Notary Public

My Commission Expires:

File #: **090194CD**

CERTIFICATE OF AUTHENTICITY

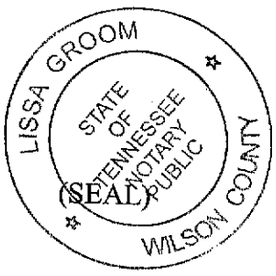
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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