BILL GARRETT, Davidson County
Trans:T20100028013 DEEDWARR
Recvd: 05/10/10 15:37 2 pgs
Fees:13.00 Taxes:741.85
20100510-0035853

RETURN TO:

Cornerstone Title & Escrow
2525 Lebanon Pike
Bldg C, Suite 101
Nashville, TN 37214

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 30th day of April, 2010 by and between **Jason B. Myers and Kirsten L. Myers**, hereinafter referred to as GRANTOR, and **David Farmer Jr. and Trisha Stock**, hereinafter referred to as GRANTEE.

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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32 on the plan of Section Three, Sunset Oaks, of record in Plat Book 9700, page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 9082, page 567, Register's Office for said County.

Homeowners Association Charter of record in Instrument 199912070300671, Register's Office for said County.

Being the same property conveyed to Jason B. Myers, a single man, by Warranty deed from Stephen Horrell, married, dated July 18, 2000, recorded July 28, 2000, of record in Instrument 200007280074905, Register's Office for Davidson County, Tennessee.

Kirsten L. Myers joins in this conveyance to relinquish all marital rights.

This is [X]improved [ ]unimproved property known as: 809 Withers Place, 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.

Jason B. Myers

Kirsten L. Myers

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Jason B. Myers and Kirsten L. Myers, 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 30th day of April, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
David Farmer Jr. and Trisha Stock
809 Withers Place, Hermitage, TN 37076

Send Tax Statements to:

Same as above

Map & Parcel 86-04-B-77CO

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 $200,500.00 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 30th day of April, 2010.

Notary Public

My Commission Expires: 6-27-11

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 27, 2011

RETURN TO:

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

10-1-179