BILL GARRETT, Davidson County
Trans:T20100063733 DEEDWARR
Recvd: 10/07/10 13:40 2 pgs
Fees:13.00 Taxes:471.75

20101007-0080546

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1121**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/24/2010**, by and between **Jason W. Brower and Barbara Brower, husband and wife**, parties of the first part, and **Steve Murkhofer and Jessica Murkhofer, husband and wife**, party of the second part, ~~Murkhofer~~ Merkhofer ~~Murkhofer~~ Merkhofer

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Lot ~~115~~ 116, Farmingham Woods Phase II, Section 2, as shown on plat of record in Plat Book 7900, Page 424, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jason W. Brower by deed dated November 29, 2004 from J. Dan Rorie and Candice P. Blackmon-Rorie of record as Instrument No. 20041203-0144109, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **87-5A-88CO**
☑ Improved OR
☐ Unimproved property located at: **5803 Avalon Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jason W. Brower

Barbara Brower

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jason W. Brower and Barbara Brower** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 24th day of September, 2010..

Notary Public

My Commission Expires: 5/14/13

REBECCA T. BAILEY LAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Steve ~~Markhofer~~ and Jessica ~~Markhofer~~**
Merkhofer Merkhofer
and Address: **5803 Avalon Court, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Steve Merkhofer and Jessica Merkhofer
same as new owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara Thompson
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 24th day of September, 2010..

Rita B. Mitchell
Notary Public

My Commission Expires: 4-24-11

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.