Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,500.00

Jessica Schuman
Affiant

Subscribed and sworn to before me, this 26th day of January 2011.

Notary Public
My commission expires: 3/29/11

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/27/11 08:26 4 pgs
Fees:23.00 Taxes:479.15
20110127-0007423

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jessica Schuman	Farmers Bank & Trust	087050A00100CO
4000 Farmingham Woods Dr.	330 Mayfield Dr., Ste C-6	
Hermitage TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jimmy Comer , unmarried and Bobby Beadle, a married man, each with a one-half (1/2) undivided interest each as tenants in common hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jessica Schuman , an unmarried woman and Christopher Kelley, an unmarried man, as Joint Tenants with Right of Survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Farmingham Woods, Phase 1, of record in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Comer, a married man and Bobby Beadle, a married man, a one-half undivided interest each as tenants in common by Special Warranty Deed from U.S. Bank, National Association, N.D. of record in Instrument No. 20100315-0019287, dated 03/11/10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are

not yet due and payable. 2) All matters appearing on plan of Farmingham Woods, Phase 1, of record in Book 7900 Page 228, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 8238 page 176, and amended in Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 5447, page 635, Book 8702, page 528, Book 9006, page 409, and Book 9006, page 414 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Farmingham Woods Homeowners Association of record in Book 8245 Page 768 8) Easement as set forth in instrument recorded in Book 5109, Page 445, Book 8199, page 852, and instrument No. 20020603-0066713 5) Conveyance of Common Areas recorded in Book 8245, page 772

This property has never been the personal residence of the grantor.

This property is improved property known as 4000 Farmingham Woods Dr., Hermitage, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 26th day of January, 2010.

Jimmy Comer

Bobby Beadle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy Comer and Bobby Beadle , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of January, 2010.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06698

AMY CROSS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

