BILL GARRETT, Davidson County
Trans:T20110025922 DEEDWARR
Recvd: 05/03/11 08:19 2 pgs
Fees:13.00 Taxes:229.40
20110503-0033620

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
John Farley & Rexine Farley
3125 E. Lake Drive
Nashville, TN 37214

SEND TAX BILL TO:
Owner

Tax ID 108-08-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Greg Hargest, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **John Farley and wife, Rexine Farley,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 76 on the Revised Final Plat of Section Two of East Lake Subdivision, as of record in Book 5200, page 299, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Greg Hargest, unmarried by Cash deed from The Secretary of Housing and Urban Development of Washington, DC of record in Instrument 201103250023043, Register's Office for Davidson County, Tennessee, dated March 22, 2011.

This is improved property known as: **3125 E. Lake Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 299, and restrictions in Book 5689, page 686, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all

Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 28th day of April, 2011

Greg Hargest

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Greg Hargest,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $62,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of April, 2011.

NOTARY PUBLIC

My Commission Expires: _____