BILL GARRETT, Davidson County
Trans:T20110048908 DEEDWARR
Recvd: 08/10/11 09:46 2 pgs
Fees:13.00 Taxes:888.00
20110810-0061546

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9th day of August, A.D., 20 11, by and between

James A. Ziemba and Jacquelyn A. Ziemba Husband and wife

First Parties, and

Gregory Warren Stroud and wife, Carol Gately Stroud

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING LOT NO. 1 ON THE PLAN OF FIRST REVISION, THE PENINSULA, PHASE ONE, OF RECORD IN PLAT BOOK 9700, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. ZIEMBA AND JACQUELYN A. ZIEMBA, HUSBAND AND WIFE, BY DEED FROM MATTHEW S. ARANT AND WIFE, MICHELLE Y. ARANT, RECORDED AUGUST 11, 2006 IN INSTRUMENT NO. 20060811-0099074, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Gregory Warren Stroud
4940 John Hager Road
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Franklin American Mortgage
501 Corporate Centre Dr, Ste 400
Franklin, TN 37067

CLT # 091760A027.00

MR-PA-170197

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× James A. Ziemba

× Jacquelyn A. Ziemba

✓STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James A. Ziemba and Jacquelyn A. Ziemba Husband and wife, 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, at office, this 23rd day of JANUARY, 20 11.

Notary Public

My Commission Expires: 11/7/2012

CLAUDIA J. HORVATH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 240,000.00. Affiant

Subscribed and sworn to before me this 9th day of August, 20 11.

My Commission Expires: 9/15/2013

DEBRA A. HANAHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MR-PA-170197