File Box 8

BILL GARRETT, Davidson County
Trans:T20120002478 DEEDWARR
Recvd: 01/11/12 10:29 2 pgs
Fees:13.00 Taxes:821.40
20120111-0002820

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$222,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF January, 2012.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley A. & Traci A. Feffer, Co-Trustees 1016 Wyntergrace Farm Road Old Hickory, TN 37138	Bank of America, NA 1 Mortgage Way Mount Laurel, NJ 08054	Map & parcel 064080A03800CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Stan D. Bailey and wife, Angela G. Bailey

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bradley A. Feffer and Traci A. Feffer, Co-Trustees of the Feffer Family Living Trust, Dated November 19, 2007

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 117, on the Plan of Section One, Merritt Downs, of record in Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stan D. Bailey and wife, Angela G. Bailey by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation dated July 26, 2002 of record in Instrument Number 20020729-0090442, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20010523-0053201, Register's Office for Davidson County, Tennessee.
2) Property is subject to Merritt Downs, Section One, a Planned Unit Development, Charter of record in Instrument No. 20010608-0060785; Restated Instrument No. 20011127-0129417 Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument No. 20010608-0060786, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20010604-0057881, Amended and Restated Instrument No. 20010702-0069864, Register's Office for Davidson County, Tennessee.
3) Property is subject to easement for Utilities to Cumberland Utility District in Book 4910, Page 838, said Register's Office.
4) Property is subject to easement for Ingress/Egress Rights to J & P, Inc. in Book 5699, Page 537, said Register's Office.
5) Property is subject to easement for Drainage to Metropolitan Government in Book 8632, Page 146, said Register's Office.
6) Property is subject to Open Space & Common Area of Section One in Instrument No. 20020619-0074316, said Register's Office.
7) Property is subject to Stormwater Detention Agreement in Instrument No. 20010119-0006024, said Register's Office.
8) 2012 taxes and subsequent years.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1016 Wyntergrace Farm Road, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand(s) this 9th day of January, 2012.

Stan D. Bailey

Angela G. Bailey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Stan D. Bailey and wife, Angela G. Bailey, with whom I am personally acquainted, (or who 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 9th day of January, 2012.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076