BILL GARRETT, Davidson County
Trans:T20120070647 DEEDWARR
Recvd: 09/19/12 13:28 2 pgs
Fees:13.00 Taxes:843.60
20120919-0085161

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ginger Brown
405 Vail Run
Mt. Juliet, TN 37122

MORTGAGEE
None

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 098-05-0-B
PARCEL 040.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **John C. Farrell and wife, Robyn K. Farrell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ginger Brown, married,** 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Baypointe Subdivision, Phase II, as of record in Instrument No. 20010608-0060679, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John C. Farrell and Robyn K. Farrell, husband and wife, by Warranty Deed from Landmark Homes of Tennessee, Inc., dated March 29, 2002 and filed of record in Instrument No. 20020405-0041840, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20000510-0047337, Instrument No. 20000720-0071748, and in Instrument No. 20010621-0065743; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 619; Easement to Qwest Communications International, Inc. of record in Instrument No. 20120228-0017172; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20120228-0017172, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **6336 Spera Pointe Crossing Hermitage, TN 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 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 hands this 12th day of September, 2012.

John C. Farrell

Robyn K. Farrell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John C. Farrell and wife, Robyn K. Farrell, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC ROBIN DEAN WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $228,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of September, 2012.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC ROBIN DEAN WILSON COUNTY

My Commission Expires: 1-1-16