 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $97,000.00 Affiant Subscribed and sworn to before me, this 19th day of September, 2013 Notary Public My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BILL GARRETT, Davidson County
Trans:T20130081587 DEEDWARR
Recvd: 09/20/13 09:50 2 pgs
Fees:13.00 Taxes:358.90
20130920-0099156

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darryl Farley and Lynn Farley	**Darryl Farley and Lynn Farley**	**147-07-0-A-011.00CO**
4954 Edmondson Pike # 11	**7327 Lake in the Woods Road**	
Nashville, TN 37211	**Trussville, AL 35173**	

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 ACKNOWLEDGE, WE,

Jamie Beyer, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darryl Farley and Lynn Farley, husband and wife

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. 11 on the Plan of Phase II, Woodlea Place Townhomes of record in Plat Book 9700, Page 52, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Jamie Beyer by deed from Kevin J. Roussel and wife, Jane M. Roussel of record in Instrument Number 20120103-0000354, Register's Office for Davidson County, Tennessee, dated December 29, 2011, recorded January 3, 2012.

Being the same property conveyed to Kevin J. Roussel and wife, Jane M. Roussel by deed from Samuel Thomas, individually and as executor of the Estate of Lyla Banker (a/k/a Lyla Morrison Baker), James Minus Baker, Jr. and Randall Alan Baker of record in Instrument Number 20061121-0144254, Register's Office for Davidson County, Tennessee, dated November 9, 2006, recorded November 21, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of Phase II, Woodlea Place Townhomes of record in Plat Book 9700, Page 52, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Woodlea Place of record in Book 1850, Page 566, amended in Book 4750, Page 536 and Book 5197, Page 544, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Woodlea Place Homeowners' Association, Inc. of record in Book 5197, Page 585, Register's Office for Davidson County, Tennessee.
Easement for utilities granted Electric Power Board of record in Book 3255, Page 532, Register's Office for Davidson County, Tennessee.
Woodlea Place Townhomes adopted rules and regulations of reocrd in Book 6636, Page 970, Register's Office for Davidson County, Tennessee.
Conveyance of Common Areas to Woodlea Place Homwowner's Association of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 10010, Page 45, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved (X) unimproved (____) property known as 4954 Edmondson Pike #11, Nashville, TN 37211.

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 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 my/our hand(s) this 19th day of September, 2013.

Jamie Beyer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jamie Beyer, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2013.

Notary Public

My Commission Expires: 3-3-2015

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

File #: **5013105**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027