PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090036453 DEEDWARR
Recvd: 06/02/09 15:45 2 pgs
Fees:13.00 Taxes:851.00
20090602-0050850

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 50020
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Allan Myers 473 Saddle Drive Nashville, Tennessee 37221	Farmington Financial Group, LLC 1912 21st Ave. S Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 14203007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anderson B. Collier III and spouse, Rachel R. Collier**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Allan Myers, a single man** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 308, on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for said County to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Anderson B. Collier, III and wife, Rachel R. Collier by Warranty deed from Nicholas Beffer and wife, April Beffer dated August 22, 2005 and recorded on August 24, 2005 of record in Document No. 20050824-0101124, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 108, said Register's Office, which Plan shows a 40 foot minimum building setback line from Saddle Drive and a 10 foot easement for Public utility and drainage purposes along the rear line, becoming a 5 foot easement for public utility and drainage purposes along the northerly side line, with a sewer line lying therein; a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; a 5 foot utility anchor easement located on the northerly rear corner of said lot.

This is improved property, known as: 473 Saddle Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of May, 2009.

Anderson B. Collier III

Rachel R. Collier

State of TENNESSEE
County of DAVIDSON

On this 29th day of May, 2009 , before me the undersigned authority, personally appeared Anderson B. Collier III and Rachel R. Collier , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Sworn and subscribed before me this the ~~29th~~ 1st day of ~~May~~ June, 2009

My Commission Expires: 1/7/13

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public