THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Return to
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
Q-VEE-10-0508

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***580,000.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2010.

Notary Public

My Commission Expires: 9.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Colleen Ilagan 803 S. Wilson Boulevard Nashville, Tennessee 37215	Farmington Financial Group, LLC 1912 21st Avenue, South Nashville, Tennessee 37212	MAP 116-04-0 PARCEL 171.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Eighty Thousand and 00/100 Dollars ($***580,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Lawrence B. Gottlieb and wife, Peggy J. Watson, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Colleen Ilagan and husband, Oliver Ilagan, (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 the southerly 87.5 feet of Lot No.3 and the northerly 25.0 feet of Lot No. 4, Block "I" on the Plan of W.M. Cantrell's Subdivision as of record in Book 332, page 85, in the Register's Office for Davidson County, Tennessee, described as follows:

SAID parts of Lots Nos. 3 and 4 front 112.5 feet on the westerly margin of South Wilson Boulevard (formerly Bosley Avenue) and extend back between parallel lines 250.0 feet to an alley.

BEING the same property conveyed to Lawrence B. Gottlieb and Peggy J. Watson by Warranty Deed dated August 12, 1997, from Kip Elliott and Alison Elliott, husband and wife, of record in Book 10593, page 986, and as re-recorded in Book 10680, page 756, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 803 S. Wilson Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20100037876 DEEDWARR
Recvd: 06/22/10 09:21 2 pgs
Fees:13.00 Taxes:2146.00
20100622-0048558

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of W.M. Cantrell's Subdivision, Block "I" of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 16th day of June, 2010.

Lawrence B. Gottlieb

Peggy J. Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence B. Gottlieb and Peggy J. Watson, the bargainors, 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 and official seal this 16th day of June, 2010.

Notary Public

My Commission Expires: 8. 20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY