WARRANTY DEED

JOHN GLEAVES STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRE-10-1306

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,650.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip K. Zimmerman	Farmington Financial Group, LLC	
1306 Woodland Street (ADDRESS)	(NAME) 1912 21st Avenue South (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	83-9-162.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRENDOUG PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILIP K. ZIMMERMAN AND GRETCHEN S. ZIMMERMAN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 3, 4, AND 5, ON THE PLAN OF E.S. PRIEST SUBDIVISION OF PART OF EAST EDGEFIELD ADDITION, OF RECORD IN BOOK 161, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE. BEGINNING ON THE SOUTHERLY MARGIN OF WOODLAND ST., FORMERLY LINDSLEY AVE., AT A POINT 3 FEET WEST OF THE NORTHEAST CORNER OF LOT NO. 4 OF SAID SUBDIVISION, AND RUNNING THENCE WESTWARDLY, WITH THE SOUTHERLY MARGIN OF SAID WOODLAND ST., 50 FEET TO A POINT 2 1/2 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT NO. 4; THENCE IN A STRAIGHT LINE, SOUTHWARDLY 200-1/6 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF AN ALLEY AT A POINT 4 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID LOT NO. 4; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY, EASTWARDLY 50 FEET TO A POINT 4 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT NO. 4; THENCE IN A STRAIGHT LINE, NORTHWARDLY 206 FEET 11 INCHES, MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BRENDOUG PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM PAULA BARNETT, A MARRIED WOMAN, RECORDED ON THE 15TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091215-0114186, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 161, PAGE 43; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD SAID REGISTER'S OFFICE.

unimproved ( )

This is improved (X) property, known as 1306 Woodland Street, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100065223 DEEDWARR
Recvd: 10/14/10 14:48 2 pgs
Fees:13.00 Taxes:1523.11

20101014-0082486

Witness my/our hand(s) this 8th day of October, 2010.

Brendoug Properties, LLC, a Tennessee limited liability company

BY: M. Douglas Cook

ITS: Managing Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of October, 2010, before me personally appeared M. Douglas Cook, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Brendoug Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of October, 2010.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903