THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29830-11-2010**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 22nd day of November, 2010. Notary Public My Commission Expires: May 18, 2014

JAMES ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: John Gabriel Roberts 4105 Skyline Drive Nashville, TN 37215	**Send Tax Bills To:** Farmington Financial Group LLC 1912 21st Avenue South Nashville, TN 37212	**Tax Information:** Map and Parcel No.: 117 130 01000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah L. Diehl, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Gabriel Roberts, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4105 Skyline Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

George E. Cole, Sr. joins in the execution of this instrument to convey any marital interest he may have in the subject property.

Whenever used, the singular 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:T20100074643 DEEDWARR
Recvd: 11/24/10 12:58 3 pgs
Fees:18.00 Taxes:1295.00
20101124-0094278

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of November, 2010.

Sarah L. Diehl

Sarah L. Diehl

George E. Cole, Sr.
By: Karen Cole Ahern, Attorney-In-Fact

George E. Cole, Sr.
BY: Karen Cole Ahern, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah L. Diehl**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2010.

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN COLE AHERN, with whom I am personally acquainted, and who acknowledged that she executed the with instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said George E. Cole, Sr. and is authorized by the said George E. Cole, Sr. to execute this instrument on his behalf.

Witness my hand, at Office, this 22nd day of November, 2010.

Beth M. Brock
Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Vailwood Heights, of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth G. Diehl and wife, Sarah L. Diehl, by deed dated June 30, 1951, from J. B. Downey and wife, Miriam E. Downey, of record in Book 2012, page 495, Register's Office for Davidson County, Tennessee. Kenneth G. Diehl having since died.

This conveyance is made subject to:

1. State and County taxes for the year 2010, having been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 1835, page 32, Register's Office for Davidson County, Tennessee.