THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070754** BILL GARRETT, Davidson County Trans:T20110050058 DEEDWARR Recvd: 08/16/11 08:04 2 pgs Fees:13.00 Taxes:2405.00 20110816-0062952	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Alice J Stewart Affiant Subscribed and sworn to before me, this 9th day of August, 2011. RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: 7-25-12

WARRANTY DEED

Address New Owner: Michael W. Farley and Holly Matlock Farley 130 Gilman Avenue Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Fifth Third Mortgage Co. P.O.Box 630170 Cincinnati, OH 45263	Tax Information: Tax Parcel ID No. 130-05 47.00

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, **William Hastings and wife, Tricia S. Hastings** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael W. Farley and wife, Holly Matlock Farley** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "H" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H & K as of record in Plat Book 1130, pages 71 and72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Hastings and wife, Tricia S. Hastings by deed from Bettye Jane Pupo-Walker and husband, C. Enrique Pupo-Walker of record as Instrument No. 200003210028770, in the Register's Office for Davidson County, Tennessee, dated March 20, 2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIGHLANDS OF BELLE MEADE NO. 2, 2ND REVISION, BLOCKS I, J AND L, as recorded in Plat Book 1130, Page(s) 71 and 72.

This is improved property located at 130 Gilman Avenue Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2011.

William Hastings

Tricia S. Hastings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Hastings and Tricia S. Hastings, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014