WARRANTY DEED

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

P-BR-11-2223

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,500.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF August, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sumner A. Moore	Farmington Financial Group,	
2223 Lindell Ave (ADDRESS)	1912 21st Avenue South (ADDRESS)	105-14-0-140.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

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 CARLA JO SUTTON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUMNER A. MOORE AND ALEX E. RODRIGUEZ, WIFE AND HUSBAND, 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 situated in Davidson County, Tennessee, being Lot No. 18 of Block No. 20, Yarbrough's Subdivision of Woodland, as shown on plan of record in Plat Book 161, Pages 87 and 104, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carlo Jo Sutton by Warranty Deed from Tim Campbell recorded as Instrument No. 20090722-0068675, in the Register's Office for Davidson County, Tennessee, dated July 16, 2009.

This conveyance is subject to A) 2011 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 161, page 87; Book 161, page 104, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2223 Lindell Ave, Nashville, Tennessee 37204
(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.

Witness my/our hand(s) this 11th day of August, 2011.

Carla Jo Sutton
Carla Jo Sutton

BILL GARRETT, Davidson County
Trans:T20110052171 DEEDWARR
Recvd: 08/24/11 10:43 2 pgs
Fees:13.00 Taxes:1278.35
20110824-0065458

STATE OF Tennessee
COUNTY OF Davidson

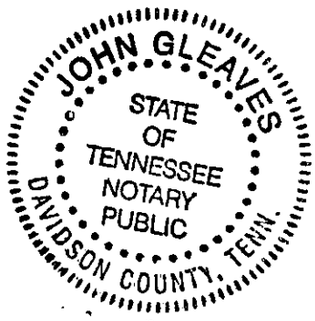
On this the 11th day of August, 2011, before me personally appeared Carla Jo Sutton, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of August, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title and Escrow
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959