THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11080821

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $365,000.00.

Affiant

Subscribed and sworn to before me, this9th day of September, 2011.

Notary Public
My Commission Expires: 3-9-13

BILL GARRETT, Davidson County
Trans:T20110056663 DEEDWARR
Recvd: 09/13/11 09:49 2 pgs
Fees:13.00 Taxes:1350.50
20110913-0070887

IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew J. Scanlan and Elizabeth A. Scanlan 6221 Banbury Station Brentwood TN 37027	~~New Owner~~ Farmington Financial Group 1912 21st Avenue Nashville, TN 37212	Tax Parcel ID No. 172-09-A 30.00CO

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, **Laura N. Zeigler, now known as Laura N. Zeigler-Magruder** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew J. Scanlan and wife, Elizabeth A. Scanlan** ("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 30, BANBURY CROSSING, SECTION ONE, THIRD REVISION, as shown on plat of record in Plat Book 9700, Pages 536 and 537, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Laura N. Zeigler, unmarried by Warranty Deed from Kurtis Kreplin and spouse, Sherri L. Kreplin, recorded on the 28th day of July, 2009 in Instrument No. 20090728-0070622, in the Register's Office of Davidson County, Tennessee.

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 BANBURY CROSSING, SECTION ONE, THIRD REVISION, as recorded in Plat Book 9700, Page(s) 536 thru 537.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10369, Page 48 and Instrument No. 20051020-0126681.

Terms and provisions of by-Laws recorded in Instrument No. 20020610-0070239.

Charter of Homeowners Association recorded in Book 11187, Page 575.

This is improved property located at 6221 Banbury Station Brentwood TN 37027.

Jeffrey Scott Magruder, husband of Laura N. Zeigler-Magruder, did not use the property as his marital residence.

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 7th day of September, 2011.

Laura N. Zeigler-Magruder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura N. Zeigler-Magruder, 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 7th day of September, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014