This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way
Nashville, Tennessee 37211
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2011.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
John Carter Steele 4346 Sneed Road Nashville, Tennessee 37215	Farmington Financial Group, LLC 1912 21st Avenue Nashville, TN 37212	13008014700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara T. Ezell and husband DeWitt Ezell, Jr.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **John Carter Steele and Marion Groome Steele, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resub. of Lot 16 and The Southerly Part of Lot 17 of the Belle Meade Annex Subdivision P. B. 547-66, as of record in Plat Book 6050, Page 278, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Barbara T. Ezell by Quitclaim Deed dated March 25, 1995, from DeWitt Ezell, Jr. of record in Book 9629, Page 168, Davidson County Register of Deeds.

Further being the same property conveyed to DeWitt Ezell, Jr. and wife, Barbara T. Ezell by deed of record in Book 8381, Page 220, Register's Office for Davidson County, Tennessee.

DeWitt Ezell, Jr. joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This property is improved property known as 4346 Sneed Road, Nashville, Tennessee 37215.

BILL GARRETT, Davidson County
Trans:T20110061438 DEEDWARR
Recvd: 10/03/11 14:33 2 pgs
Fees:13.00 Taxes:3052.50
20111003-0076532

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 29th day of September, 2011.

Barbara T. Ezell

DeWitt Ezell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara T. Ezell and DeWitt Ezell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 29th day of September, 2011.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY