BILL GARRETT, Davidson County
Trans:T20110063175 DEEDWARR
Recvd: 10/10/11 15:48 2 pgs
Fees:13.00 Taxes:377.40
20111010-0078688

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jillian L. Farley	Fifth Third Mortgage Company	08203026000
1009 Meridian Street	5050 Kingsley Drive	
Nashville, TN 37207	Cincinnati OH 45263	
		FILE #: ST10117

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

BMG Properties & Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jillian L. Farley, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 5, PLAN OF F.E. MANN'S SUBDIVISION OF THE LUCY H. LINDSLEY TRACT, as shown on plat of record in Plat Book 161, Page 40, 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 by Warranty Deed from Compass Development, LLC to Dr. Walter J. Jung, a married man as recorded on the 27th day of April, 2006 in Instrument No. 20060427-0048522 and Quitclaim Deed from Walter J. Jung, a married man to BMG Properties and Holdings, LLC, a Tennessee limited liability company as recorded on the 26th day of May, 2006 in Instrument No. 20060526-0061950, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 161, Page 40, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1009 Meridian Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 30th day of September, 2011.

BMG Properties & Holdings, LLC, a Tennessee limited liability company
By: Walter J. Jung, IV, member

STATE OF Georgia
COUNTY OF Harris

Personally appeared before me, a Notary Public of said County and State, Walter J. Jung, IV, member for BMG Properties & Holdings, LLC a Tennessee limited liability company r, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES NOV. 4, 2012

My Commission Expires:_____

