File Box 8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2011.

Notary Public

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES: March 3, 2015 (AFFIX SEAL)

R-VRES-11-1800

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra Lynn Geiger	Farmington Financial Group	
1800 Holly Street (ADDRESS)	1912 21st Ave. (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	083-14-063.00

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, I/we LYNN BRASSELL AND ANITA BRASSELL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBRA LYNN GEIGER AND SPOUSE, MICHAEL CLARENCE GEIGER, 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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 114 AND THE WEST ONE-HALF (1/2) OF LOT NO. 113 ON THE PLAN OF PRIEST HOME PLACE, AS OF RECORD IN PLAT BOOK 161, PAGE 102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 114 AND THE WEST ONE-HALF (1/2) OF LOT NO. 113 ADJOIN AND FRONT TOGETHER 75.0 FEET ON THE SOUTH SIDE OF HOLLY STREET AND RUN BACK BETWEEN PARALLEL LINES, 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LYNN BRASSELL AND ANITA BRASSELL BY DEED FROM MICHAEL J. JANAS AND WIFE, MARY C. JANAS OF RECORD IN INSTRUMENT NUMBER 20060626-0075620, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 21, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE 102; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1800 Holly Street, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20110068042 DEEDWARR
Recvd: 10/31/11 12:29 2 pgs
Fees:13.00 Taxes:923.15
20111031-0084458

Witness my/our hand(s) this 28th day of October, 2011.

Lynn Brassell by John D. Brasell as Attorney in Fact

Anita Brassell by John D. Brasell as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of October, 2011, before me personally appeared John D. Brasell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lynn Brassell and Anita Brassell, husband and wife and who acknowledged he/she/they executed the same as the free act and deed of the said Lynn Brassell and Anita Brassell, husband and wife.

Witness my hand and official seal, this the 28th day of October, 2011.

Notary Public

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903