WARRANTY DEED

G-VRES-11-1205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Fairhead	Farmington Financial Group, LLC	
1205 Ferguson Avenue	(NAME) 1912 21st Avenue South	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	118-5-12.00
(CITY) (STATE) (ZIP)	(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 MICHAEL TROY HALEY AND WIFE, LYDIABETH M. HALEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN FAIRHEAD, MARRIED, 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 181, MAP OF VICTORIA PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 10, 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 MICHAEL TROY HALEY AND WIFE, LYDIABETH M. HALEY BY DEED FROM KENNETH A. WALLACE, RECORDED ON THE 17TH DAY OF NOVEMBER, 1992 IN DEED BOOK 8788, PAGE 447, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 10 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1205 Ferguson Avenue, Nashville, Tennessee 37212
(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: T20110080736 DEEDWARR
Recvd: 12/21/11 09:51 2 pgs
Fees: 13.00 Taxes: 1609.50
20111221-0099558

Witness my/our hand(s) this 13th day of December, 2011.

Michael Troy Haley

Lydiabeth M. Haley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Troy Haley and Lydiabeth M. Haley, the within named bargainor, 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 and official seal, this the 13th day of December, 2011.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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