WARRANTY DEED

G-FFG-11-340

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Laura Grider
Affiant

Subscribed and sworn to before me, this 17th DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-10-14

(AFFIX SEAL)

MARY FRANCES REDDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Laura Grider	Farmington Financial Group, LLC	
340 Elmington Avenue	(NAME) 1912 21st Avenue South	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37212	104-10-C-16.00 CO
(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 LOUISE LACY, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAURA GRIDER, A SINGLE WOMAN , 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 UNIT 16, ELMINGTON CONDOMINIUM, 2ND REVISED PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 60, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 4486, PAGE 547, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LOUISE LACY, UNMARRIED BY DEED FROM ENOCH B. STEPHENSON, JR. AND WIFE, LOUISE WELLS STEPHENSON, RECORDED ON THE 10TH DAY OF MARCH, 1977 IN DEED BOOK 5122, PAGE 417, 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 4660, PAGE 60; BY-LAWS OF RECORD IN BOOK 4486, PAGE 553, BOOK 4963, PAGE 263, BOOK 5362, PAGE 258 AND BOOK 5516, PAGE 312; CHARTER OF THE HOA OF RECORD IN BOOK 4790, PAGE 686; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 4486, PAGE 547, BOOK 4673, PAGE 102 AND BOOK 4963, PAGE 265; AGREEMENT OF RECORD IN BOOK 4686, PAGE 883 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( ) ·

This is improved (X) property, known as 340 Elmington Avenue, Nashville, Tennessee 37205
(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:T20120005104 DEEDWARR
Recvd: 01/23/12 10:47 2 pgs
Fees:13.00 Taxes:740.00
20120123-0006079

Witness my/our hand(s) this 17th day of January, 2012.

Louise Lacy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louise Lacy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of January, 2012.

Notary Public

My Commission Expires: 5-20-16

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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