RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30410
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20120022035 DEEDWARR
Recvd: 03/27/12 09:23 2 pgs
Fees:13.00 Taxes:1683.50
20120327-0025843

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

x Ethan D Jackson
Affiant

Subscribed and sworn to before me, this 26th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R-VRES-12-3106

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
Ethan D. Jackson	Farmington Financial Group	
3106 Belwood Street	2002 Richard Jones Rd. #300A	
Nashville, TN 37203	Nashville, TN 37215	104-2-160.00
(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, I/we PATTI POLK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ETHAN D. JACKSON AND WIFE, LISA JONES JACKSON, 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 THE EASTERLY 30 FEET FRONT AND THE EASTERLY 54 FEET REAR OF LOT NO. 24 AND THE WESTERLY 30 FEET FRONT AND THE WESTERLY 6 FEET REAR OF LOT NO. 25, ALL ON THE PLAN OF REVISED MAP OF WEST END PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGES 82 AND 83, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PORTIONS OF SAID LOT NOS. 24 AND 25 FRONT TOGETHER 60 FEET ON THE NORTHERLY MARGIN OF BELWOOD AVENUE AND EXTEND BACK 135 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 130 FEET, MORE OR LESS, ON THE WESTERLY LINE TO AN ALLEY IN THE REAR, MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LYNETTE D. SCHNICK TO PATTI POLK AS RECORDED ON THE 12TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070612-0070438; QUITCLAIM DEED FROM PATTI POLK AND LYNETTE D. SCHNICK, BOTH UNMARRIED TO PATTI POLK, UNMARRIED AS RECORDED ON THE 26TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070226-0023334; QUIT CLAIM DEED FROM PATTI POLK, UNMARRIED TO PATTI POLK, UNMARRIED AND LYNETTE D. SCHNICK, UNMARRIED AS RECORDED ON THE 4TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051004-0119168 AND WARRANTY DEED FROM JOHN RUSSELL AND WIFE, TERESA RUSSELL TO PATTI POLK, UNMARRIED AS RECORDED ON THE 6TH DAY OF SEPTEMBER, 2002 IN INSTRUMENT NO. 20020906-0108382, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE(S) 82 AND 83, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3106 Belwood Street, Nashville, Tennessee 37203
(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.

Witness my/our hand(s) this 23rd day of March, 2012.

Patti Polk

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patti Polk, 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 23rd day of March, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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