WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023699 DEEDWARR
Recvd: 04/02/12 13:47 2 pgs
Fees:13.00 Taxes:1303.11
20120402-0027689

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $352,192.86.

Affiant

Subscribed and sworn to before me, this the 29 day of March, 2012.

Notary Public

My Commission Expires: 8/22/13

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 131 Saundersville Rd, Suite, 130, Hendersonville, Tennessee 37075

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Douglas M. Elkins and Allison C. Elkins 4513 Price Circle Road Nashville, Tennessee	103-10-69	Farmington Financial Group LLC 2002 Richard Jones Rd #300A Nashville TN 37215

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Billy Daniel Herrington, Jr. and wife, Martha M. Herrington,** (hereinafter the "Grantor"), have bargained and sold, and by these presents does transfer and convey unto **Douglas M. Elkins and wife, Allison C. Elkins** (hereinafter the "Grantees"), their heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, Page 117, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Price Circle Road at the corner of Lots Nos. 5 and 6; thence with the line between said two lots southeastwardly 406.5 feet; thence north 3° 23' east 128.9 feet; thence north 67°57' east 29.5 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots north 34°14' west 318.3 feet to the southeasterly margin of Price Circle Road; thence with same southwestwardly 145.13 feet to the beginning.

Being the same property conveyed to Billy Daniel Herrington, Jr. and wife, Martha M. Herrington by deed from William H. McKeand and wife, Martha M. McKeand, of record in INSTRUMENT #: 20110412-0028208, Register's Office for Davidson County, Tennessee.

This conveyance and all covenants and warranties contained herein, are made expressly subject to restrictions of record and all matters shown on the plan of record.

This is improved property, known as 4513 Price Circle Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said Property to Grantee, their heirs and representatives, 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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the 29th day of March, 2012.

GRANTORS:

Billy Daniel Herrington, Jr.

Martha M. Herrington

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), Billy Daniel Herrington, Jr., and wife, Martha M. Herrington and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Sumner County, Tennessee, this the 29th day of March, 2012.

NOTARY PUBLIC

JOHNNY C. GARRETT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

My Commission Expires: 8/20/13