THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020243** BILL GARRETT, Davidson County Trans:T20120023816 DEEDWARR Recvd: 04/02/12 15:42 2 pgs Fees:13.00 Taxes:4625.00 20120402-0027850	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00 Affiant Subscribed and sworn to before me, this 2nd day of April, 2012. Notary Public My Commission Expires: 3-9-13 IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC HEATHAM COUNTY TENN.

WARRANTY DEED

Address New Owner: Andrew E. Cunagin and Elizabeth H. Cunagin 813 Timber Lane Nashville TN 37215	Send Tax Bills To: Farmington Financial Group, LLC 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 11702005300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda A. Neilson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew E. Cunagin and wife, Elizabeth H. Cunagin**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 17, BLOCK 5 ON THE MAP OF A DEVELOPMENT OF STOKES TRACT, as shown on plat of record in Plat Book 974, Page 24, 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 by Warranty Deed from Gregory S. Perrone and wife, Carolyn W. Perrone to Linda A. Neilson, married as recorded on the 20th day of July, 1998 in Deed Book 11025, Page 826; Quitclaim Deed from Linda A. Neilson, married to Eric G. Neilson and wife, Linda A. Neilson as recorded on the 7th day of February, 2003 in Instrument No. 20030207-0017425 and Quitclaim Deed from Eric G. Neilson to Linda A. Neilson as recorded on the 7th day of February, 2003 in Instrument No. 20030207-0017427, in the Register's Office of Davidson County, Tennessee.

Eric G. Neilson, spouse of Linda A. Neilson, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK 5 ON THE MAP OF A DEVELOPMENT OF STOKES TRACT, as recorded in Plat Book 974, Page(s) 24.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1683, Page 327.

This is improved property located at 813 Timber Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2012.

Linda A. Neilson by WC, Attorney in Fact
Linda A. Neilson
By Will Chapman, Attorney-in-Fact

Eric G. Neilson by WC, Attorney in Fact
Eric G. Neilson
By Will Chapman, Attorney-in-Fact

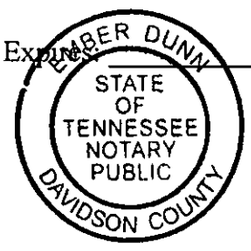
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Linda A. Neilson and Eric G. Neilson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of April, 2012.

Notary Public

My Commission Expires



My Commission Expires September 9, 2014