WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/12 12:31 2 pgs
Fees:13.00 Taxes:703.00
20120510-0040638

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$190,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of May, 2012

Notary Public
My Commission expires: 1-6 2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gregg A. Giddish	Farmington Financial Group, LLC	178-00-0-012.00 and 178-00-0-011.00
8711 Old Harding Pike	2002 Richard Jones Rd, Ste. 300A	
Nashville, TN 37221	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James A. MacLean and wife, Sandra Lee MacLean**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gregg A. Giddish and Kimberley E. Giddish, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Parcel 1:
Located in the 9th Civil District, formerly the 14th Civil District of Davidson County, Tennessee, being Lots Nos. 4 and 5 as shown by survey made by Z.J. Wilkinson, Surveyor, November 15, 1956, described as follows:

Beginning at an iron pin in old white oak snag, South 85 deg. 30' East 379.7 feet from the Southwest corner of the property conveyed to J.J. Rizzardi and wife by H.T. Allison and wife, by deed of record in Book 2634, page 133, Register's Office for said County, being also the corner of Lots Nos. 3 and 4; thence North 82 deg. 15' East 225 feet, more or less, to the Southwest corner of the property conveyed to Lawrence W. Barnard and wife, by Bettie Brown Potts and husband, by deed of record in Book 2601, page 515, said Register's Office; thence with the West line of said lot, North 18 deg. West 215.5 feet to the Northwest corner of said lot; thence North 85 deg. 30' West 165 feet to the corner of said Lots Nos. 3 and 4; thence with the line between said two lots, South 2 deg. 15' East 243 feet to the beginning.

Tract 2:
Located in the 9th Civil District, formerly the 14th Civil District of Davidson County, Tennessee, being Lots Nos. 4 and 5 as shown by survey made by Z.J. Wilkinson, Surveyor, November 15, 1956, described as follows:

Said property being part of the land conveyed by H.T. Allison and wife, Flora Smith Allison to J.J. Rizzardi and wife, Nancy E. Rizzardi, recorded in Book 2634, page 133, Register's Office of Davidson County, Tennessee; said property conveyed being Lot No. 3 and fifteen feet (15') of Lot No, 2 on the map of the survey. Said Lot No. 3 beginning at a point in an iron pin in an old white oak snag on said private road and running back 52 deg. 15' E 243 feet to a point; thence westerly 82.5 feet to a point; thence southerly 4 deg. 30' W 247 feet to the said private road, said point being the westerly margin of the said Lot No.3; thence easterly 108.1 feet along said private road to the point of beginning (iron pin). Said fifteen feet (15') being the easterly part of Lot No, 2 beginning at a point 108.1 feet from the iron pin, and extending 15 feet westerly to a point; thence 247 feet northerly to a point; and thence easterly 15 feet to the northwesterly boundary of Lot No. 3.

Being the same property conveyed to James A. MacLean and wife, Sandra Lee MacLean, by Executor's Deed from James A. MacLean, Executor of the Estate of Mary Kathryn Uselton Davidson, on June 3, 2008, of record in Instrument Number 20080603-0056753, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error of record in Instrument Number 20090602-0050537, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Waterline Easement of record in Book 2634, page 133, Register's Office for Davidson County, Tennessee.
- Easement for private road of record in Book 1360,page 297; and Book 2032, page 528, Register's Office for Davidson County, Tennessee.
- Easement for Hwy. 100 on and across the northerly end of premises, and for Fernvale Road along the westerly line of premises, and for private road extending easterly from Fernvale Road to Clear Water beach, as shown on survey.

This is improved property known as: **8711 Old Harding Pike, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 8, 2012.

James A. MacLean

Sandra Lee MacLean

STATE OF ILLINOIS
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James A. MacLean and wife, Sandra Lee MacLean** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 8, 2012

My commission expires 1/24/15

Notary Public

OFFICIAL SEAL
KAREN L. HAND
Notary Public, State of Illinois
My Commission Expires 01-24-2015

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL R. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY