| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00<br>Affiant<br>Subscribed and sworn to before me, this 11th day of May, 2012<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires March 20, 2014

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jon D. Timmons | Farmington Financial Group, LLC | 131-02-0-X |
| (NAME) | (NAME) | (MAP) |
| 2019 Overhill Drive #A | 2002 Richard Jones Rd Suite 300A | 001.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37215 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Louis J. Muglia and spouse Lisa M. Muglia, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jon D. Timmons and spouse Wendy J. Timmons, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. A of Overhill Condominiums III, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit"B" to the Master Deed of Overhill Condominiums III, Condominium apartments, recorded in Instrument No. 20081202-0116777 as amended in Instrument No. 20090218-0013532, said Register's Office, and described in said Master Deed of record in Instrument No. 20081202-0116777 as amended in Instrument No. 20090218-0013532, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Overhill Condominiums III, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20081202-0116777 as amended in Instrument No. 20090218-0013532, said Register's Office, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Louis J. Muglia and wife, Lisa M. Muglia, by deed dated December 12, 2008, from Grove Park Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20081215-0119886, Register's Office for Davidson County, TN.

BILL GARRETT, Davidson County
Trans:T20120035236 DEEDWARR
Recvd: 05/14/12 10:48 2 pgs
Fees:13.00 Taxes:2238.50
20120514-0041350

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2019 Overhill Drive #A, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 7th day of May, 2012.

Louis J. Muglia

Lisa M. Muglia

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Louis J. Muglia; Lisa M. Muglia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at CINCINNATI (city), OHIO (state), on this the 7th day of May, 2012.

Nancy R. Kessler
Notary Public

My Commission Expires:

NANCY R. KESSLER
Notary Public, State of Ohio
My Commission Expires 07-22-2012