WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

R-PP-12-357

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Michael David Holder Rhea	Farmington Financial Group	
357 Wauford Drive	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	147-05-0-033.00
(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 THOMAS H. JAYNES AND WIFE, FRANKIE E. JAYNES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL DAVID HOLDER RHEA AND ANNA BILLA, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 LOT NO. 530 ON THE PLAN OF SECTION EIGHT, CALDWELL HALL OF RECORD IN PLAT BOOK 3106, PAGE 39, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 530 FRONTS 80.0 FEET ON THE SOUTHWESTERLY MARGIN OF WAUFORD DRIVE AND EXTENDS BACK 196.75 FEET ON THE NORTHWESTERLY LINE AND 195.4 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 80.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO THOMAS H. JAYNES AND WIFE, FRANKIE E. JAYNES BY DEED FROM ANDREW J. WIND AND WIFE, CATHERINE M. WIND OF RECORD IN BOOK 8800, PAGE 625, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 30, 1992.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3106, PAGE 39 AND BOOK 3254, PAGE 88, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 357 Wauford Drive, Nashville, Tennessee 37211
(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.

BILL GARRETT, Davidson County
Trans:T20120035246 DEEDWARR
Recvd: 05/14/12 11:01 2 pgs
Fees:13.00 Taxes:821.40

20120514-0041361

Witness my/our hand(s) this 11th day of May, 2012.

Thomas H. Jaynes

Frankie E. Jaynes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas H. Jaynes and Frankie E. Jaynes, 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 10th day of May, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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