WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2012

Notary Public:

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ian C. McDaniel	Farmington Financial Group LLC	Parcel ID:
125 Nashboro Greens	2002 Richard Jones Rd., Ste. 300A	135110C01300
Nashville, TN 37217	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David E. Anderson and wife, Barbara P. Anderson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ian C. McDaniel , a single person

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 13, on the Plan of Phase One, Nashboro Village - Tract 18, of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David E. Anderson, unmarried, by deed from Patrick E. Wade, Jr. and wife, Laura Lynn Wade, of record in Instrument 20050503-0049413, said Register's Office.

This conveyance is subject to Restrictive Covenants and ByLaws of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 581; Instrument 20010322-0027767; Instrument 20001031-0108075; Instrument 20000627-0063887; Instrument 20021211-0152723; Instrument 20070118-0007533; and Book 11703, Page 621, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 48, amending Plat Book 9700, Page 968; and (3) Easement to NES of record in Book 11594, Page 299 and Sanitary Sewer Easement of record in Book 4860, Page 73, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 125 Nashboro Greens, Nashville, TN 37217

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 our hands this 15th day of May, 2012.

David E. Anderson

Barbara P. Anderson

BILL GARRETT, Davidson County
Trans:T20120036525 DEEDWARR
Recvd: 05/17/12 14:54 2 pgs
Fees:13.00 Taxes:462.50

20120517-0042982

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Anderson and Barbara P. Anderson, 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 at Nashville, Tennessee, this 15th day of May, 2012.

My Commission Expires: 11/7/15

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.