G-23942-8
Box 14-A

WARRANTY DEED

G-VRES-12-324

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Steven M. Ingram	Farmington Financial Group, LLC	
324 Syvan Park Lane (ADDRESS)	(NAME) 2002 Richard Jones Road, Suite 300A (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	104-1-F-22.00 CO

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, we BRENTON T. FLYNN AND HILARY L. FLYNN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN M. INGRAM, A SINGLE MAN , 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 UNIT 22, WEST END STATION CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070712-0083315, AMENDED IN INSTRUMENT NOS. 20071220-0146057, 20081029-0108160 AND 20090825-0080074, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BRENTON T. FLYNN AND WIFE, HILARY L. FLYNN BY WARRANTY DEED FROM WEST END STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 21ST DAY OF OCTOBER, 2008 IN INSTRUMENT NO. 20081021-0105642, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 421, PAGE 109; CHARTER OF RECORD IN INSTRUMENT NO. 20080805-0080550; ALL MATTERS OF RECORD IN MASTER DEED OF RECORD IN 20070712-0083315 AMENDED BY INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20071220-0146057, 20080919-0095641, 20081029-0108160, 20090825-0080074; EASEMENTS OF RECORD IN INSTRUMENT NO. 20070425-0049073, 20080421-0040206, 20080505-0046041, BOOK 1851, PAGE 222, INSTRUMENT NO. 20081017-0104357; APPLICATION OF RECORD IN INSTRUMENT NO. 20070606-0067812; STORMWATER AGREEMENTS OF RECORD IN INSTRUMENT NO. 20070425-0049064 AND 20080505-0045999 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 324 Syvan Park Lane, Nashville, Tennessee 37209
(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:T20120040916 DEEDWARR
Recvd: 06/04/12 13:58 2 pgs
Fees:13.00 Taxes:991.60
20120604-0048480

Witness my/our hand(s) this 31st day of May, 2012.

Brenton T. Flynn by John Gleaves, Attorney
In Fact

Hilary L. Flynn by John Gleaves, Attorney
In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of May, 2012, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brenton T. Flynn and Hilary L. Flynn and who acknowledged he executed the same as the free act and deed of the said Brenton T. Flynn and Hilary L. Flynn.

Witness my hand and official seal, this the 31st day of May, 2012.

Notary Public



My Commission Expires: 8-17-2015

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