Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $159,250.00

Affiant

Subscribed and sworn to before me, this 11th day of June, 2012.

Notary Public
My commission expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120044145 DEEDWARR
Recvd: 06/14/12 15:37 2 pgs
Fees:13.00 Taxes:589.23
20120614-0052417

05-1205-65597

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey Todd Grammer, Jr. 1609 Gartland Avenue Nashville TN 37206	Farmington Financial Group, LLC 2002 Richard Jones Road #300A Nashville, TN 37215	83-10-0-143

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kellena Baker, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey Todd Grammer and wife, Emily Reeves Grammer, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being part of the north part of Lot 81 of Lockland or Chadwell Homeplace in East Nashville, of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, being known as Lot 4 on the Map of an unrecorded sub of the property by Floyd Y. Adkisson and described as follows:

Beginning at a point in the north margin of Gartland Avenue, 166.1 feet west of the westerly margin of North 17th Street at the corner of Lots 3 and 4; thence with the line between said Lots, northerly 144.1 feet; thence westerly 54.9 feet to the corner of Lots 4 and 5; thence with the line between said Lots, southerly 143.2 feet to the north margin of Gartland Avenue; thence with the margin of same, easterly 55 feet to the point of beginning.

Being the same property conveyed to Kellena Baker by deed from Erik S. Lillie, dated November 15, 2006, recorded November 21, 2006 in Instrument No. 20061121-0144498, Register's Office for Davidson County, Tennessee.

Subject property was not the principal residence of the grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1609 Gartland Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of June, 2012.

Kellena Baker

Kellena Baker

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kellena Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 7th day of June, 2012.

State of Tennessee at Large

My Commission expires

4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014