THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050895**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $453,500.00. 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:T20120044156 DEEDWARR
Recvd: 06/14/12 15:42 2 pgs
Fees:13.00 Taxes:1677.95
20120614-0052428

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Neil J. Falkner 2111 Westwood Avenue Nashville TN 37212	Farmington Financial Group 2002 Richard Jones Rd #300A Nashville, TN 37215	Tax Parcel ID No. 104-15-403.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas L. Barton and wife, Jeanne A. Barton,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil J. Falkner, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, RESUBDIVISION OF LOT NO. 54, PLAN OF BELAIR, as shown on plat of record in Plat Book 6050, Page 590, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas L. Barton and wife, Jeanne A. Barton by Warranty Deed from Todd Vogel and wife, Julee D. Vogel, recorded on the 14th day of July, 2005 in Instrument No. 20050714-0082030, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT NO. 54, PLAN OF BELAIR, as recorded in Plat Book 6050, Page(s) 590.

This is improved property located at 2111 Westwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of June, 2012.

Thomas L. Barton by Carolyn D. Akins, attorney in fact

Thomas L. Barton
By Carolyn D. Akins, Attorney-in-Fact

Jeanne A. Barton by Carolyn D. Akins, attorney in fact

Jeanne A. Barton
By Carolyn D. Akins, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carolyn D. Akins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Thomas L. Barton and Jeanne A. Barton, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of June, 2012.

Notary Public
My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014