6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2012

Notary Public

MY COMMISSION EXPIRES: 5/6/2014

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TN

BILL GARRETT, Davidson County
Trans: T20120048988 DEEDWARR
Recvd: 07/03/12 10:49 2 pgs
Fees: 13.00 Taxes: 536.50

20120703-0058394

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan K. Baumgartner	**Farmington Financial Group, LLC.**	142-07-0C
(NAME)	(NAME)	(MAP)
232 Myhr Green	**2002 Richard Jones Road, Suite 300A**	042.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, W. Robert Selph Jr., William L. Selph and Peggy Selph Bratcher, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Susan K. Baumgartner, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 42 of Ashley Green, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown and described in a Master Deed recorded in Book 7184, page 44 as corrected in Book 7467, page 279 and amended in Book 7482, page 312 and Instrument No. 20111101-0084880, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Ashley Green, Condominium Apartments contained in the Master Deed recorded in Book Book 7184, page 44 as corrected in Book 7467, page 279 and amended in Book 7482, page 312 and Instrument No. 20111101-0084880, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Walter Robert Selph and spouse, Frances L. Selph, by deed from Georgia B. Johnstone, unmarried, of record in Instrument No. 20061005-0123899, Register's Office for Davidson County, TN. The said Frances L. Selph having since died and being predeceased by Walter Robert Selph. The title is now vested in W. Robert Selph, Jr., William L. Selph and Peggy Selph Bratcher by Will of record under Docket #11P888 in the Probate Court for Davidson County, TN.

W. Walter Selph, Jr. and Walter Robert Selph, Jr. being one and the same person.
Peggy S. Bratcher and Peggy Selph Bratcher being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 232 Myhr Green, Nashville, Tennessee 37221

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 my/our hand(s) this 28th day of June, 2012.

W. Robert Selph, Jr.
by Patricia S. Selph, attorney in fact
W. Robert Selph Jr.
By: Patricia S. Selph , Attorney-in-Fact

William L. Selph

Peggy Selph Bratcher
Peggy Selph Bratcher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patricia S. Selph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for W. Robert Selph, Jr., the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, W. Robert Selph, Jr., the bargainor, by the said, Patricia S. Selph, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of June, 2012.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William L. Selph, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of June, 2012.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Peggy Selph Bratcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 28th day of June, 2012.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY