Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

G-VRES-12-1255

THIS INSTRUMENT WAS PREPARED BY
Bell Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PAR
Bryan Ferrara	Farmington Financial Group LLC	
1255 General George Patton Rd	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37215	142-9-E-54.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOSHUA DAVID DAVIS, A SINGLE PERSON
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRYAN FERRARA, A SINGLE PERSON
, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1255 TOGETHER WITH CARPORT DESIGNATED NO. 1255-C ON THE PLAN OF SECTION SEVEN, PHASE ONE RIVER PLANTATION, OF RECORD IN PLAT BOOK 5200, PAGE 705 AND□706 AND AMENDED IN BOOK 6392, PAGE 321, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF RIVER PLANTATION (SECTION SEVEN), A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6226, PAGE 9, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA DAVID DAVIS BY WARRANTY DEED FROM THOMAS J. KUSH, RECORDED ON THE 17TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060417-0043591, 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 SHOWN ON THE PLAT OF RIVER PLANTATION OF RECORD IN PLAT BOOK 5200, PAGE 705 AND 706, AMENDED IN PLAT BOOK 6392, PAGE 321; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6226, PAGE 9; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20070405-0041036; EASEMENTS OF RECORD IN BOOK 2274, PAGE 547 AND BOOK 3770, PAGE 6 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1255 General George Patton Rd, Nashville, Tennessee 37221
(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:T20120056235 DEEDWARR
Recvd: 07/31/12 14:03 2 pgs
Fees:13.00 Taxes:592.00
20120731-0067501

Witness my/our hand(s) this 27th day of July, 2012.

Joshua David Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua David Davis, the within named bargainor, 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, this the 27th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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