WARRANTY DEED

G-FS-12-1900

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Jordan Chase
Affiant

Subscribed and sworn to before me, this 7th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/18/16
(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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
Gabrielle C. Dodson	Farmington Financial Group LLC (NAME)	
1900 Richard Jones Road V2	2002 Richard Jones Rd #300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	117-15-A-30.00 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 PAMELA LYNN SCHUBERT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GABRIELLE C. DODSON AND MICHAEL K. DODSON, 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 wife and husband

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT T.H. H-2, THE GREEN HILLS TERRACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 64, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5304, PAGE 702 AND BOOK 7841, PAGE 557, 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 PAMELA LYNN SCHUBERT, UNMARRIED BY WARRANTY DEED FROM R. D. MINTON AND WIFE, ANN E. MINTON, RECORDED ON THE 28TH DAY OF FEBRUARY, 2000 IN INSTRUMENT NO. 200002280019295, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 64; BY-LAWS OF RECORD IN BOOK 5304, PAGE 745 AMENDED IN BOOK 9830, PAGE 181; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5304, PAGE 702 AMENDED IN BOOK 7841, PAGE 557; EASEMENTS OF RECORD IN INSTRUMENT NO. 20110930-0075704, BOOK 4317, PAGE 162, BOOK 3879, PAGE 569 AND BOOK 4320, PAGE 896 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1900 Richard Jones Road V2, Nashville, Tennessee 37215
(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:T20120066245 DEEDWARR
Recvd: 09/04/12 15:52 2 pgs
Fees:13.00 Taxes:551.30
20120904-0079869

Witness my/our hand(s) this 7th day of August, 2012.

Pamela L. Schubert

Pamela Lynn Schubert

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Lynn Schubert, 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 7th day of August, 2012.

Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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