BILL GARRETT, Davidson County
Trans:T20120067385 DEEDWARR
Recvd: 09/07/12 14:30 3 pgs
Fees:18.00 Taxes:582.75
20120907-0081404

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Aaron Miller and wife, Katherine Miller,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Benjamin E. Darling and wife, Melanie K. Ivanoff** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Fairlane Park, Section III, as of record in Plat Book 2331, Pages 145 and 146, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Miller, unmarried and Katherine Sheehan, unmarried by Deed from Mark E. Woodside and wife, Ginger C. Woodside, dated 08/27/2008 and filed for record on 09/02/2008 in Instrument 200809020089657, Register's Office for Davidson County, Tennessee.

Katherine Sheehan is now known as Katherine Miller by virtue of her marriage to Aaron Miller.

Map & Parcel: 14813007700

This property is known as: **346 Fairlane Dr., Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 29th day of August, 2012.

Aaron Miller, Grantor

Katherine Miller, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron Miller and Katherine Miller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of August, 2012.

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 21, 2013

NOTARY PUBLIC

My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Benjamin E. Darling and wife, Melanie K. Ivanoff	Farmington Financial Group, LLC
346 Fairlane Dr.	2002 Richard Jones Rd., Suite 300A
Nashville, TN 37211	Nashville, TN 37215

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$157,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 29th day of August, 2012.

Affiant

CARRIE TIESLER
Type or Print Name

(Seal)

Notary Public

My commission expires:

01/07/2013

DANA DELWORTH
Type or Print Name

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY