WARRANTY DEED

G-VRES-12-1127

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Kathryn R. Studley	Farmington Financial Group LLC	
1127 Kenwood Drive	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37215	61-7-288.00
(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 RYAN MALINA, UNMARRIED

, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRYN R. STUDLEY, UNMARRIED AND CHRISTOPHER H. DOUBLER, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 1 AND 2 AND ALL OF LOT NO. 3 OF BLOCK "C" ON THE PLAN OF JACKSON PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 17, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF KENWOOD DRIVE AT THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 145 FEET TO THE COMMON CORNER OF LOTS 3, 4, 11 AND 12; THENCE WITH THE LINE BETWEEN LOTS NOS. 1, 2, 3, 12, 13 AND 14, WESTWARDLY 120 FEET TO A POINT 30 FEET WEST OF THE COMMON CORNER OF LOTS NOS. 1, 2, 13 AND 14; THENCE SOUTHWARDLY 145 FEET; MORE OR LESS, TO THE NORTHERLY MARGIN OF KENWOOD DRIVE; THENCE WITH SAID DRIVE, EASTWARDLY 126.75 FEET TO THE BEGINNING. INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY MORE PARTICULARLY DESCRIBED IN A CONVEYANCE BY WARRANTY DEED FROM H. SHELTON AND WIFE, ANN G. SHELTON TO LIALLIAN HARDING OF RECORD IN BOOK 7971, PAGE 901, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM KELLI MALINA TO RYAN MALINA AS RECORDED ON THE 22ND DAY OF JANUARY, 2010 IN INSTRUMENT NO. 20100122-0005711 AND WARRANTY DEED FROM ANTHONY G. WEEKS, AND WIFE, ANGIE R. WEEKS TO KELLI MALINA AND RYAN MALINA, HUSBAND AND WIFE AS RECORDED ON THE 26TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090626-0059638, 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 SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 17 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1127 Kenwood Drive, Nashville, Tennessee 37216

(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:T20120071450 DEEDWARR
Recvd: 09/21/12 14:40 2 pgs
Fees:13.00 Taxes:841.75

20120921-0086166

Witness my/our hand(s) this 20th day of September, 2012.

Ryan Malina

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Malina, 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 20th day of September, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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