RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120079857 DEEDWARR
Recvd: 10/22/12 09:20 5 pgs
Fees:28.00 Taxes:523.55
20121022-0096325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF October, 20 12.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT 21, 2013

(AFFIX SEAL)

CHRISTINE L. LIND NOTARY PUBLIC TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Rosen	Farmington Financial Group, LLC	110304037300
(NAME)	(NAME)	
4004 A Nebraska Avenue	2002 Richard Jones Road 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 17th day of October, 2012, by and between **BRIAN L. YASPAN AND LISA A WEISS, HUSBAND AND WIFE,** party of the first part, and **CHRISTOPHER A. ROSEN,** unmarried, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 74-A, as shown on the plan of Lot 74 West End Annex, of record in Plat Book 6200, Page 516 amending Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brian L. Yaspan and Lisa A. Weiss, husband and wife by Deed from Brian L. Yaspan, married, dated 11/17/2008 and filed for record on 11/19/2008 in Instrument 200811190113950, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Brian L. Yaspan
BRIAN L. YASPAN

Lisa A. Weiss
LISA A. WEISS

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRIAN L. YASPAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of September, 2012

Commission expires: 10-24-2014

* see attached
Notary Public

STATE OF California
COUNTY OF San Mateo

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named LISA A. WEISS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of September 2012.

Commission expires: 10-24-2014

* see attached
Notary Public

EXHIBIT A

All matters as set forth per Plat Book 332, Page 61, Plat Book 6200, Page 516, said Register's Office.

ACKNOWLEDGEMENT

State of California
County of San Mateo

On 7th day of September, 2012 before me, Julie Hutchinson

A Notary Public personally appeared Brian L. Yaspan,

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

JULIE HUTCHINSON
Commission # 1907241
Notary Public - California
San Mateo County
My Comm. Expires Oct 24, 2014

Signature _____ (seal)

Name (printed): Julie Hutchinson

Commission Expires: 10-24-2014

*ACKNOWLEDGEMENT

State of California
County of San Mateo

On 7th day of September, 2012 before me, Julie Hutchinson

A Notary Public personally appeared Lisa A. Weiss,

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

JULIE HUTCHINSON
Commission # 1907241
Notary Public - California
San Mateo County
My Comm. Expires Oct 24, 2014

Signature _____ (seal)

Name (printed): Julie Hutchinson

Commission Expires: 10-24-2014