Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1925~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20120082840 DEEDWARR
Recvd: 10/31/12 10:24 3 pgs
Fees: 18.00 Taxes: 1391.20
20121031-0099894

W & I Ref: Title No: 51655

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Augustine R. Fleishchman Rebecca S. Jensen 4703 Utah Ave Nashville, TN 37209	Farmington Financial Group 2002 Richard Jones Road, Suite 300 A Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 103-03-226.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$376,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Matthew S. Winn and wife, Britney L. Winn, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Augustine R Fleischman and Rebecca S. Jensen hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

+ Jensen * husband and wife

Land in Davidson County, Tennessee, being Lot No. 2 of Block 10, Sylvan Park, of record in Book 332, Page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew S. Winn and wife, Britney L. Winn by deed from Andrea Phillips Baird, dated January 26, 2012, recorded January 30, 2012 in Instrument No. 20120130-0008065, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332, Page 104, said Register's Office, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Britney L. Winn by Matthew S. Winn pursuant to a Power of Attorney executed by her/him/them on the _____ day of October, 2012 of record in Instrument No. 20121031-0099893, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 4703 Utah Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2012 .

Matthew S. Winn
Matthew S. Winn

Britney L. Winn
Britney L. Winn
By: Matthew S. Winn, Attorney in Fact
By Matthew S. Winn, Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 23rd day of October, 2012 , before me the undersigned authority, personally appeared Matthew S. Winn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Diane K. Mann
Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $376,000.00

Britney L. Winn
Affiant

Sworn and subscribed before me this 24th day of October, 2012

Teresa Meek
Notary Public

My Commission Expires: May 16, 2015

TERESA MEEK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew S. Winn, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Britney L. Winn , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 2012

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Matthew S. Winn and wife, Britney L. Winn

TO: Augustine Fleischman and Rebecca Jenson
Jensen (03)

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Matthew S. Winn, Affiant

Sworn to and subscribed before me this
23rd day of October, 2012

Notary Public

My Commission Expires:_____