WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-RM-12-1006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

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
Scott D. Strausbaugh	Farmington Financial Group LLC	
1006 Maplewood Place (ADDRESS)	2002 Richard Jones Road Suite 300A (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	61-7-234

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 ANNIE MILLER AND MARK MILLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT D. STRAUSBAUGH AND WIFE, MELISSA A. STRAUSBAUGH, 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 LOT NO. 65 ON THE PLAN OF I.C. MCMAHAN'S SUBDIVISION OF MAPLEWOOD LANDS OF RECORD IN PLAT BOOK 547, PAGE 78, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANNIE MILLER AND MARK MILLER BY DEED FROM MICHAEL J. DENTON AND WIFE, VICKI M. DENTON OF RECORD IN INSTRUMENT NUMBER 20031219-0181345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 17, 2003.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 547, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1006 Maplewood Place, 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: T20120086233 DEEDWARR
Recvd: 11/13/12 09:34 2 pgs
Fees: 13.00 Taxes: 684.50

20121113-0104037

Witness my/our hand(s) this 30th day of October, 2012.

Annie Miller by Dieta Duncan attorney-in-fact
Annie Miller by Dieta Duncan, attorney-in-fact

Mark Miller by Eliot Houser attorney-in-fact
Mark Miller by Eliot Houser, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of October, 2012, before me personally appeared Eliot Houser to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark Miller and who acknowledged he executed the same as the free act and deed of the said Mark Miller.

Witness my hand and official seal, this the 30th day of October, 2012.

Megan Paulus
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of October, 2012, before me personally appeared Dieta Duncan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Annie Miller and who acknowledged she executed the same as the free act and deed of the said Annie Miller.

Witness my hand and official seal, this the 30th day of October, 2012.

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

My Commission Expires: 5-20-14

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