WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
T121200920

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $275,000.00.

Affiant

Subscribed and sworn to before me this 21st day of December, 2012.

Notary Public
My Commission expires: 8/19/14 (Affix Seal)

GARY VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES September 3, 2014

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacob K. Gorman	Farmington Financial Group, LLC	083-11-0-048.00
532 Skyview Drive	2002 Richard Jones Rd ste 300A	
Nashville, TN 37206	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kelton Investments, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacob K. Gorman,a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 76 on the map of Rolling Acres, as of record in Book 1130, Page 34 Register's Office for said County, to which plan reference is here made for complete description.

Being the same property conveyed to Kelton Investments, LLC, by Warranty Deed from Dwayne Hendrixson and wife, Tina Hendrixson, by deed on July 6, 2012, of record in Instrument Number 20120706-0059723, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1140, Page 182 and Book 1181, Page 401, Register's Office for Davidson County, Tennessee.

This is improved property known as: **532 Skyview Drive, Nashville, TN 37206**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this December 21, 2012.

Kelton Investments, LLC

By Jeremy Edward Kelton, President

BILL GARRETT, Davidson County
Trans:T20120098825 DEEDWARR
Recvd: 12/27/12 09:31 2 pgs
Fees:13.00 Taxes:1017.50
20121227-0119194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeremy Edward Kelton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Kelton Investments, LLC and he is authorized to execute this instrument on its behalf.

Witness my hand and official seal at office this 21st day of December, 2012.

Notary Public

My Commission Expires: 7/9/15

