WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-26-16
(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaretta A Downey 401 Bowling Ave #20 Nashville, TN 37205	Farmington Fin Grp 2002 Richard Jones Rd Nashville TN 37215	Map 104 13 0A Parcel 029.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Brian Poile, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Margaretta A. Downey and husband, Edward E. Downey

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Unit 20,

Land in Davidson County, Tennessee, being Building Site No. 29 on the Plan of Section One, Richmeade Place, as of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Poile, by deed from Vassion LLC, dated May 1, 2007, of record in Instrument No. 20070501-0051470 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 401 Bowling Ave Unit 20, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand(s) this 30th day of January, 2013.

~~Brian~~ Poile

BILL GARRETT, Davidson County
Trans:T20130008476 DEEDWARR
Recvd: 01/31/13 10:21 2 pgs
Fees:13.00 Taxes:1276.50
20130131-0010051

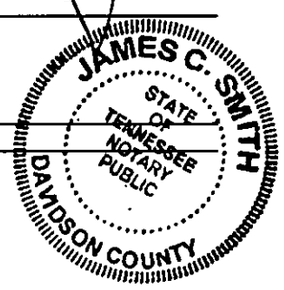
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brian Poile, with whom I am personally acquainted, (or who 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, at office, this 30th day of January, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027