WARRANTY DEED

R-KW-13-940-112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Edward Michael Harrington	Farmington Financial Group LLC	
940 Gale Lane #112 (ADDRESS)	(NAME) 2002 Richard Jones Road Suite 300A (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	118-05-0A-024.00

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 RYAN M. MILLER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD MICHAEL HARRINGTON, A SINGLE MAN, 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 BUILDING 6, UNIT A, AND FURTHER IDENTIFIED AS PARCEL NUMBER 24, ON THE PROPERTY TAX MAP NUMBER 118-5-A, AS SHOWN ON THE REVISED PLAN OF ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, A PLANNED UNIT DEVELOPMENT AS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 4460, PAGE 87, REVISED IN PLAT BOOK 4460, PAGE 186 AND AMENDED IN INSTRUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20031107-0163683, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO RYAN M. MILLER, AS A SINGLE MAN BY DEED FROM 940 PARTNERS OF RECORD AT INSTRUMENT NO. 20050228-0021640, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 24, 2005 AND RECORDED ON FEBRUARY 28, 2005. THE SAID RYAN M. MILLER HAVING SINCE MARRIED.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4460, PAGE 87; PLAT BOOK 4460, PAGE 186 AND AMENDED IN INSTRUMENT NUMBER 20031107-0163683; BOOK 4611, PAGE 682, BOOK 4710, PAGE 244; INSTRUMENT NUMBER 19991230-0308948, AMENDING BOOK 4611, PAGE 692; BOOK 4710, PAGE 602, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID ANGELA ARSENAULT JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane #112, Nashville, Tennessee 37204
(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:T20130011163 DEEDWARR
Recvd: 02/08/13 14:48 2 pgs
Fees:13.00 Taxes:850.63
20130208-0013461

Witness my/our hand(s) this 6th day of February, 2013.

Ryan M. Miller by John Gleaves as Attorney in Fact

Angela Arsenault by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of February, 2013, before me personally appeared JOHN GLEAVES 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 Ryan M. Miller and Angela Arsenault and who acknowledged he/she/they executed the same as the free act and deed of the said Ryan M. Miller and Angela Arsenault.

Witness my hand and official seal, this the 6th day of February, 2013.

Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: January 09, 2016

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