(2)

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1825

BILL GARRETT, Davidson County
Trans:T20130014963 DEEDWARR
Recvd: 02/22/13 10:56 2 pgs
Fees:13.00 Taxes:980.50
20130222-0017884

Property Address:
4908 Wyoming Avenue, Nashville, TN 37209
103-3-141

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stacey Olsen and Margie Wilkett**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **Mike Ford**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 809, Block 38, on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Pages 102 and 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Marty Lynn Vaughn et al, dated December 17, 2012, and recorded December 31, 2012, in the Register of Deeds for the County of Davidson, as Document No. 20121231-0120677.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantors, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $265,000.00

Subscribed and sworn before me this the 14th day of February, 2013.

Affiant

Georgette R. Kennedy
Notary Public

My Commission Expires: 07-06-13

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WITNESS Grantors' hands this 14th day of February, 2013.

Stacey Olsen {Seal}
Stacey Olsen

Margie Wilkett {Seal}
Margie Wilkett by: Stacey Olsen, Attorney In Fact

by Stacey Olsen
atty in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of February, 2013, before me the undersigned officer, personally appeared Stacey Olsen, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Notary Public

My Commission expires: 7/8/13

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee

County of Williamson

On this 14th day of February, 2013 before me personally appeared Stacey Olsen, 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 Margie Wilkett acknowledged that such person executed the same as the free act and deed of Margie Wilkett.

Notary Public

My Commission Expires: 7/8/2013

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantors' Name, Address, Phone:
Stacey Olsen and Margie Wilkett

Grantee's Name, Address, Phone:
Mike Ford
390 Mallory Station Rd., Ste 110
Franklin, TN 37067

SEND TAX STATEMENTS TO THE GRANTEE.