This Instrument Prepared By:
Larry K. Tolbert, Attorney at Law
425 West College Street
Murfreesboro, Tennessee 37130

BILL GARRETT, Davidson County
Trans:T20130016173 DEEDWARR
Recvd: 02/27/13 10:14 2 pgs
Fees:13.00 Taxes:703.00
20130227-0019472

ADDRESS NEW OWNER:
John A. Hunnicutt
8048 Poplarwood Rd.
Nashville, TN 37221

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL:
103160G20100

MORTGAGEE:
Farmington Financial Group, LLC
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **REBECCA A. MAYFIELD, MARRIED,** hereinafter called the "GRANTOR" has bargained and sold, and by these present, does transfer and convey unto, **JOHN A. HUNNICUTT, MARRIED,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 201, together with the appurtenant interest in the common elements of Brookfield Condominiums, a horizontal property regime established by Master Deed, of record in Book 6976, page 887, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as "Exhibit C" to the aforementioned Master Deed.

Being the same property conveyed to Rebecca S. Mayfield, married, by Warranty Deed dated April 18, 1997, of record in Book 10425, page 676, Register's Office of Davidson County, Tennessee.

Subject to all matter appearing on the plan of record in Plat Book 6050, page 175, said Register's Office, See also a sewer easement of record in Book 3465, page 246; and a drainage easement of record in Book 3768, page 132, said Register's Office.

The captioned property is subject to restrictive covenants of record in Book 6976, page 887, of the said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 4202 Harding Pike, Nashville, Tennessee 37205.

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, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is 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, GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Subject property is not now, nor has ever been the principal residence of Grantor and her spouse.

WITNESS my hand this the 21st day of February, 2013.

Rebecca A. Mayfield
REBECCA A. MAYFIELD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **REBECCA A. MAYFIELD,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of February, 2013.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6/19/16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

Rebecca A. Mayfield
AFFIANT

Subscribed and sworn to before me, this 21st day of February, 2013.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6/19/16