WARRANTY DEED

G-FFG-13-1307

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016
(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Neal P Dillon	Farmington Financial Group LLC	
1307 Boscobel Street (ADDRESS)	2002 Richard Jones Road Suite 300A (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	83-13-156.00

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 RORY JENSEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NEAL P DILLON AND CAITLIN MG DILLON, HUSBAND AND WIFE, 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 LOT 152, PLAN OF EAST EDGEFIELD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 21, PAGE 147, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RORY JENSEN, AN UNMARRIED MAN BY WARRANTY DEED FROM JOHN REED MCCULLOCH, RECORDED ON THE 3RD DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050603-0063021, AND SCRIVENER'S AFFIDAVIT OF RECORD IN 20130228-0020351 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 21, PAGE(S) 147, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

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

unimproved ( )

This is improved (X) property, known as 1307 Boscobel Street, Nashville, Tennessee 37206
(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:T20130016886 DEEDWARR
Recvd: 02/28/13 16:10 2 pgs
Fees:13.00 Taxes:799.20

20130228-0020352

Witness my/our hand(s) this 22nd day of February, 2013.

Rory Jensen

Kimberly Jensen

STATE OF NM

COUNTY OF Bernalillo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RORY JENSEN and KIMBERLY JENSEN, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 22 day of February, 2013.

Notary Public
My Commission Expires: 11/1/2013
(SEAL)

OFFICIAL SEAL
LEE WILFRID
NOTARY PUBLIC
STATE OF NEW MEXICO
My commission expires: 11/1/2013

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