THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 **RECORD AND RETURN TO:** Mitchell A. Watts, Attorney 2400 Crestmoor Road #102 Nashville TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR~~ THIS TRANSFER IS $ 141,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF MARCH, 2013. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) CHRISTINE L. LIND, STATE OF TENNESSEE NOTARY PUBLIC, SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deidre A. Duker	Farmington Financial Group, LLC	MAP 11914009900
248 Morton Avenue	2002 Richard Jones Road #300A	PARCEL
Nashville, TN 37211	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Amy Ketron and husband Chris Ketron**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deidre A. Duker, unmarried, and Jennifer L. Johnson, unmarried, as Tenants in Common With Right of Survivorship**

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:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "A" on the Plan of Woodbine Courts, Part I, of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 97.4 feet on the northerly side of East Morton Street and runs back between lines 216.5 feet on the east line and 217.8 feet on the west line, to a dead line in the rear on which it measures 97.1 feet.

Being the same property conveyed to Amy Ketron and Chris Ketron by Quitclaim Deed from Amy McCutcheon of record at Instrument No. 20110727-0057621, Register's Office for Davidson County, Tennessee, dated July 27, 2011.

Being the same property previously conveyed to Amy McCutcheon by Warranty Deed from Michael L. Saunders and wife, Sherry Saunders of record as Instrument No. 20090310-0021716, Register's Office for Davidson County, dated February 24, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **248 Morton Avenue, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20130017776 DEEDWARR
Recvd: 03/04/13 14:22 2 pgs
Fees:13.00 Taxes:523.55
20130304-0021587

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 our hands this the 1st day of March, 2013.

Amy Ketron

Chris Ketron

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy Ketron** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2013.

My Commission expires: 07/21/15

REBECCA S HARRIS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chris Ketron** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2013.

My Commission expires: 07/21/15

REBECCA S HARRIS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Notary Public