# WARRANTY DEED

R-VRES-13-405

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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 |
|---|---|---|
| Braden Manifold | Farmington Financial Group LLC | |
| 405 McAdoo Avenue (ADDRESS) | (NAME) 2002 Richard Jones Road, Suite 300A (ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | 104010K00100CO |

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 MAX KHAZANOV, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADEN MANIFOLD, UNMARRIED AND LINDSAY BENNETT, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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:

A CERTAIN PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A OF MCADOO COMMONS TOWN HOMES, AS ESTABLISHED UNDER THE MASTER DEED ESTABLISHING MCADOO COMMONS TOWN HOMES OF RECORD IN INSTRUMENT NUMBER 20120928-0088600, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON EXHIBIT C TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO MAX KHAZANOV BY DEED FROM E3 CONSTRUCTION SERVICES, LLC OF RECORD AT INSTRUMENT NO. 20120926-0087709, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 25, 2012 AND RECORDED ON SEPTEMBER 26, 2012. BEING THE SAME PROPERTY CONVEYED TO E3 CONSTRUCTION SERVICES, LLC BY DEED FROM LOIS RIGGINS-EZZELL DATED SEPTEMBER 25, 2012 OF RECORD IN INSTRUMENT NUMBER 20120926-0087708, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; BEING THE SAME PROPERTY CONVEYED TO LOIS RIGGINS-EZZELL BY DEED FROM LULA BELLE SCHMITTOU, AS TRUSTEE FILED IN BOOK 11402, PAGE 812, REGISTER'S OFFICE FOR DAVIDSON COUNTY, DATED DECEMBER 13, 1998 AND RECORDED MARCH 29, 1999. SAID PROPERTY IS NOT AND HAS NEVER BEEN THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20120928-0088600; INSTRUMENT NUMBER 20121015-0094278; PLAT BOOK 547, PAGE 36; BOOK 647, PAGE 93, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 405 McAdoo Avenue, Nashville, Tennessee 37205
(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: T20130022672 DEEDWARR
Recvd: 03/20/13 09:54 2 pgs
Fees: 13.00 Taxes: 1006.40
20130320-0027531

Witness my/our hand(s) this 15th day of March, 2013.

Max Khazanov by John Eldridge,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of March, 2013, before me personally appeared John Eldridge 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 Max Khazanov and who acknowledged he/she/they executed the same as the free act and deed of the said Max Khazanov.

Witness my hand and official seal, this the 15th day of March, 2013.

Notary Public




My Commission Expires:

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