File Box 8

WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel McDermet	Farmington Financial Group	155-16-OA-294.00-CO
(NAME)	(NAME)	
5617 Traceside Drive	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, Stacey J. Turner and Blake A. Turner, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel McDermet and spouse, Connie Lynn McDermet, 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. 260 on the Plan of Traceside, Section Ten, Revision One of record in Plat Book 9700, Page 827, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacey J. Turner and Blake A. Turner, wife and husband by Warranty Deed from Michael T. Upchurch and wife, Angela M. Upchurch, aka Angela M. Staser of record at Instrument No. 20090902-0082362, Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 02, 2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2013 Taxes constitute a lien but are not yet due and payable. ESTIMATED amount of 2013 taxes $ Subject to all matters shown on the Plan of record in Plat Book 9700, Page 827, Register's Office for Davidson County, Tennessee. Easement for Ingress/Egress for Davidson County Highway Department of record in Book 3533, Page 299, in the Register's Office for Davidson County, Tennessee. Easement for Harpeth Valley Utilities District of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, page 493, Book 9677, page 675, Book 11483, page 98, Book 11483, page 104, Instrument No. 20000922-0094253, Instrument No. 20010116-0004786, Instrument No. 20010221-0016218, Instrument No. 20020116-0006610 and Instrument No. 20020111-0004996, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Home Owners Association Charter of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.

This property, known as 5617 Traceside Drive Nashville, TN 37221
(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 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.

BILL GARRETT, Davidson County
Trans:T20130024104 DEEDWARR
Recvd: 03/25/13 13:30 2 pgs
Fees:13.00 Taxes:921.30

20130325-0029180

Witness my/our hand(s) this 22ND DAY OF MARCH, 2013.

Stacey J. Turner

Blake A. Turner

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey J. Turner and Blake A. Turner, with whom I am personally acquainted (or provided 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 22nd day of March, 2013.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON