Return to : John T. Cook, P.C.

Box 14
File # 24725-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130025537 DEEDWARR
Recvd: 04/01/13 09:06 2 pgs
Fees:13.00 Taxes:567.58

20130401-0030999

B-RA-13-1311

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,400.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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
Samuel G. Boyer	Farmington Financial Group	
1311 2nd Avenue North	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37215	82-09-0-224
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we JONATHAN EDELHUBER AND JULIA EDELHUBER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SAMUEL G. BOYER AND KIMBERLY A. BOYER, 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 FORTY FEET OF LOT NO. 23 ON THE PLAN OF H. W. MCGAVOCK'S PLAN OF LOTS IN NORTH NASHVILLE OF RECORD IN DEED BOOK 17, PAGE 640, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT FRONTING ON 2ND AVENUE NORTH FORMERLY KNOWN AS MARKET STREET BEGINNING AT WILLIAM MASKEY'S NORTH EAST CORNER AND RUNNING THENCE WEST WITH SAID MASKEY'S LINE TO THE REAR OF SAID LOT 23, THENCE NORTH FORTY FEET TO A STAKE, THENCE EAST TO MARKET STREET, THENCE SOUTH FORTY FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN EDELHUBER AND JULIA EDELHUBER, HUSBAND AND WIFE BY DEED FROM JOHNNY V. CROW, JR., A SINGLE PERSON OF RECORD AS INSTRUMENT NO. 20101029-0086921, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 28, 2010, RECORDED OCTOBER 29, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 17, PAGE 640, 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 1311 2nd Avenue North, Nashville, Tennessee 37208
(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.

Witness my/our hand(s) this 29th day of March, 2013.

Jonathan Edelhuber

Julia Edelhuber

STATE OF Tennessee
COUNTY OF Davidson

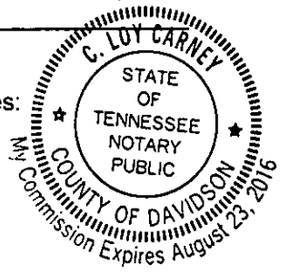
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Edelhuber and Julia Edelhuber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)



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