File G-24756-8

BOX 14

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

BILL GARRETT, Davidson County
Trans:T20130034300 DEEDWARR
Recvd: 04/26/13 08:26 2 pgs
Fees:13.00 Taxes:1132.20
20130426-0041465

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Larry Geoghagan 2712 N. Highlands Drive Nashville, TN 37221	Farmington Financial Grp, LLC 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215	**Map** 142-16-OC **Parcel No.** 12.00 CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Martha W. Harris, Trustee** (herein referred to as "Grantor") formerly known as Martha E. Carter, has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Larry Geoghagan and Brenda Geoghagan, husband and wife** (herein referred to as "Grantee"),their heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Devon Highlands, Phase 1, of record in Book 7900, page 428, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Martha E. Carter, Trustee of the Martha E. Carter Living Trust, established by the Revocable Trust Agreement of Martha E. Carter, dated December 6, 2010, as recorded in Instrument No. 20101214-0099360, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Martha Weaver Carter by quitclaim deed from David R. Carter dated the 3rd day of October, 2006, as recorded in Instrument No. 20061003-0122748, and being the same property conveyed to David R. Carter and wife, Martha Weaver Carter in deed of record in Book 10409, page 526, and further being the same property conveyed to David R. Carter by deed of record in Book 8977, page 925, all of record in the Register's Office for Davidson County, Tennessee.
>
> The Martha E. Carter Living Trust was restated October 29, 2012 and is now known as the Martha Weaver Harris Living Trust, Martha W. Harris, Trustee.

This is improved property known as 2712 N. Highlands Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations,

all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are prorated and assumed by the Grantee.

Grantor further covenants with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 24th day of April, 2013.

GRANTOR:

Martha W. Harris, Trustee

Martha W. Harris, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Martha W. Harris, as trustee of the The Martha Weaver Harris Living Trust dated December 6, 2010, as restated October 29, 2012, to me known to be the person described in and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 24th day of April, 2013.

(SEAL)

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7, 2017

Notary Public
My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $306000.00.

AFFIANT

Subscribed and sworn to before me, 24th day of April, 2013.

NOTARY PUBLIC
My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.