WARRANTY DEED

R-VRES-13-4312

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS 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
Diana Jackson	Farmington Financial Group, LLC	
4312 Colorado Ave	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	103-04-0-244.00
(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, we ANDREW BLEYER AND JENNIFER BLEYER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DIANA JACKSON, MARRIED, 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 THE EASTERLY 66 FEET OF LOT NO. 4 OF BLOCK 15 ON THE PLAN OF A PART OF SYLVAN PARK OF RECORD IN PLAT BOOK 332, PAGE 104, 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 PART OF LOT NO. 4 OF BLOCK 15 FRONTS 66 FEET, MORE OR LESS, ON THE NORTHERLY MARGIN OF COLORADO AVENUE, FORMERLY NINTH OR HUGOMONT AVENUE AND EXTENDS BACK 162.8 FEET, MORE OR LESS, ON THE EASTERLY LINE AND 160 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 95.3 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ANDREW BLEYER AND WIFE, JENNIFER BLEYER BY WARRANTY DEED FROM CRAIG S. DORE, MARRIED OF RECORD AT INSTRUMENT NO. 20060117-0005766, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 03, 2006 AND RECORDED ON JANUARY 17, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 104, 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 4312 Colorado Ave, Nashville, Tennessee 37209
(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:T20130035630 DEEDWARR
Recvd: 04/30/13 14:50 2 pgs
Fees:13.00 Taxes:1683.50
20130430-0043143

Witness my/our hand(s) this 26th day of April, 2013.

Andrew Bleyer

Jennifer Bleyer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Bleyer and Jennifer Bleyer, 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 26th day of April, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

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