BILL GARRETT, Davidson County
Trans:T20130040784 DEEDWARR
Recvd: 05/16/13 09:33 2 pgs
Fees:13.00 Taxes:1302.40

20130516-0049277

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. BY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

B-KW-13-1304

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
David Toman	Farmington Financial Group LLC (NAME)	
10 Crooked Stick Lane (ADDRESS)	2002 Richard Jones Road, Suite 300A (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	105-09-0J-003.00

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 BLUE SKY CONSTRUCTION, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID TOMAN AND WIFE, MICHELLE TOMAN, 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 UNIT NO. 3 AS DEPICTED ON EXHIBIT ATTACHED TO THE MASTER DEED ESTABLISHING BELMONT CLOSE TOWNHOMES AND FILED OF RECORD IN INSTRUMENT NUMBER 20120928-0088601, 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 A PORTION OF THE SAME PROPERTY CONVEYED TO BLUE SKY CONSTRUCTION, INC. BY DEED FROM MICHAEL HILL, UNMARRIED OF RECORD AT INSTRUMENT NO. 20120620-0054163, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 18, 2012 AND RECORDED ON JUNE 20, 2012.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL HILL BY AFFIDAVIT AS TO HEIRS RECORDED ON MAY 15, 2008, IN INSTRUMENT NO. 20080515-0050161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO FRANK C. MCCULLOUGH AND WIFE ANABELLE MCCULLOUGH BY DEED FROM THE NASHVILLE HOUSING AUTHORITY OF RECORD IN BOOK 4525, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 2, 1971 AND RECORDED AUGUST 2, 1971, AND BEING THE SAME PROPERTY CONVEYED TO FRANK C. MCCULLOUGH AND WIFE ANNA BELLE MCCULLOUGH BY DEED FROM LUDWALD O.P. PERRY, MD AND WIFE, ANNA C. PERRY OF RECORD IN BOOK 4226, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 9, 1968 AND RECORDED APRIL 10, 1968.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20120928-0088601; BOOK 4475, PAGE 202; PLAT BOOK 21, PAGE 87; BOOK 4220, PAGE 723; BOOK 6236, PAGE 263; BOOK 4525, PAGE 216; BOOK 4475, PAGE 202 AND METRO ORDINANCE 096-495, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1304 Wedgewood Ave., Nashville, Tennessee 37212
(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 10th day of May, 2013.

Blue Sky Construction, Inc.

BY: _____

Howard W. Wilson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of May, 2013, before me personally appeared Howard W. Wilson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Blue Sky Construction, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of May, 2013.

_____

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

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