BILL GARRETT, Davidson County
Trans:T20130043643 DEEDWARR
Recvd: 05/24/13 10:24 2 pgs
Fees:13.00 Taxes:1106.30

20130524-0052727

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130400279

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$299,000.00 Philip C Lienert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
22nd day of MAY, 2013

NAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILIP C. LIENERT	FARMINGTON FINANCIAL GROUP, LLC	083-13-OA-202.00 CO
1117 FATHERLAND ST. UNIT 202	2002 RICHARD JONES ROAD, STE. 300A	
NASHVILLE, TN 37206	NASHVILLE, TN 37215	

FOR AND IN 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,

JOHN M. LANCASTER, JR. AND WIFE, JOHANNA PAGELS LANCASTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHILIP C. LIENERT AND LINDSEY P. ~~LEINERT~~ Lienert, HUSBAND AND WIFE,

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 Unit 202, on the Plan of Fatherland Court at Martin Corner, as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions and By-Laws establishing a Planned Unit Development of record in Instrument Number 20050628-0074027, as amended in Instrument Number 20051006-0120764, Register's Office for Davidson County, Tennessee, with a street address of 1117 Fatherland Street, Unit 202, Nashville, TN 37206.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions, Restrictions and By-Laws establishing a Horizontal Property Regime of FATHERLAND COURT AT MARTIN CORNER, of record in Instrument No. 20050628-0074027 and amended in Instrument No. 20051006-0120764, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to John M. Lancaster, Jr. and Johanna Pagels, husband and wife, by Warranty Deed from Michael H. Jones, an unmarried person, dated 1/5/10 and recorded 1/21/10 in Instrument No. 20100121-0005408, Register's Office for Davidson County, Tennessee. The said Johanna Pagels and Johanna Pagels Lancaster are one and the same person

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1117 FATHERLAND STREET, UNIT 202, NASHVILLE, TN 37206**
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.

Witness our hands this 22nd day of MAY , 2013.

John M. Lancaster, Jr. by Wynn Nettles attorney in fact

JOHN M. LANCASTER, JR. BY WYNN NETTLES, ATTORNEY IN FACT

Johanna Pagels Lancaster by Wynn Nettles attorney in fact

JOHANNA PAGELS LANCASTER BY WYNN NETTLES, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of May, 2013, before me personally appeared Wynn Nettles to me known to be the person who executed the foregoing instrument in behalf of John M. Lancaster, Jr. and Johanna Pagels Lancaster as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said John M. Lancaster, Jr. and Johanna Pagels Lancaster.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of May, 2013.

Commission Expires:_____

Gail C. Victory
Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014