WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31130
(Davidson County File Box 9-B)

KAREN FORD MARLIN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$430,000.00

Affiant

Subscribed and sworn to before me this 2nd day of January, 2013

Notary Public
My Commission expires: 11-03-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Krystina S. Lenz	Farmington Financial Group LLC	117-04-0-124.00
1514 Dallas Avenue	2002 Richard Jones Rd., #300A	
Nashville, TN 37212	Nashville, TN 37215	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **For Real Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Krystina S. Lenz and Robert S. Lenz Jr., wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 and the westerly part of Lot No. 8 on the Map of Victoria Place, as of record in Book 332, page 10 described as follows:

Beginning on the northerly margin of Dallas Avenue at the southwest corner of the property conveyed to William B. Hartupee and wife, by deed from Walter H. Wright, of record in Book 620, page 594; thence with said avenue westwardly 63-1/2 feet to the Easterly margin of an alley; thence with said alley, northwardly 108 feet, more or less, to the northerly line of said subdivision; thence with said line, eastwardly 65 feet 9 inches, more or less, to the northwest corner of said Hartupee property; thence with the westerly line of same, southwardly 116 feet, more or less, to the beginning.

Being the same property conveyed to For Real Properties, LLC, by deed from Federal National Mortgage Association, on December 30, 2011, of record in Instrument Number 20120112-0003151, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 10, Register's Office Davidson County, Tennessee.

This is improved property known as: **1514 Dallas Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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:T20130048569 DEEDWARR
Recvd: 06/11/13 09:19 2 pgs
Fees:13.00 Taxes:1591.00
20130611-0059060

WITNESS our hands this June 7, 2013.

For Real Properties, LLC

By Susan Hackney, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of June, 2013, before me, appeared Susan Hackney, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of For Real Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Susan Hackney acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY