(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan Santamaria	Farmington Financial Group	103-10-0
(NAME)	(NAME)	(MAP)
5608 Vine Ridge	2002 Richard Jones Road	31
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mary H. Welch, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ivan Santamaria and wife Rebecca Santamaria, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Brookside Courts Addition, No. 4, Section 3 of record in Plat Book 2083, Page 25, 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 the same property conveyed to Michael C. Welch by Warranty Deed from Charles E. Perry of record at Instrument No. 20030318-0035587, Register's Office for Davidson County, Tennessee. Said Michael C. Welch having died June 24, 2007.

Being the same property conveyed to Mary H. Welch by Quitclaim Deed from Mary H. Welch, Administrator of The Estate of Michael C. Welch of record at Instrument No. 20080326-0030473, Register's Office for Davidson County, Tennessee. Also see Probate in the Estate of M. Chadwell Welch, in The Seventh Circuit Court of Davidson County, Tennessee Probate Division, Case No. 07P1095.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5608 Vine Ridge, Nashville, Tennessee 37205

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.

BILL GARRETT, Davidson County
Trans:T20130053240 DEEDWARR
Recvd: 06/24/13 12:38 2 pgs
Fees:13.00 Taxes:999.00
20130624-0064525

Witness my/our hand(s) this 21st day of June, 2013.

Mary H. Welch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary H. Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of June, 2013.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County