Return to: John T. Cook, PC
Box 14
File #25102=3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130054427 DEEDWARR
Recvd: 06/27/13 09:16 2 pgs
Fees:13.00 Taxes:1245.05

20130627-0065990

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **June, 2013**

Notary Public

MY COMMISSION EXPIRES: 9-19-16

(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brody D. Wallace	**Farmington Financial Group, LLC**	078A 027.00
(NAME)	(NAME)	
7329 River Park Drive	**2002 Richard Jones Rd, Ste 300A**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason L. Crampton and Brandy N. Crampton, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brody D. Wallace, a single man**, 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 Lot No.48 on the Plan of River Park Estates of record in Plat Book 6250, pages 658-659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason L. Crampton and wife, Brandy N. Crampton by Warranty Deed from Donna K. Hall, an unmarried woman, dated February 26, 2007 and filed in Instrument Number 20070307-0028004, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 7329 River Park Drive, Nashville, TN 37221

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, has 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 **24th** day of **June, 2013**

Jason L. Crampton

Brandy N. Crampton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jason L. Crampton and Brandy N. Crampton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **June, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016