After recording, return to:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14
File #25079-8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

BR13-5111

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Buchalski	Farmington Financial Group, LLC	
5111 Granny White Pike	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	145-07-027.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we DENNIS W. CLARK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL A. BUCHALSKI AND DEBORAH BUCHALSKI, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 50% INTEREST (THE "ENTIRETY INTEREST), AND STEPHEN HIRSCHORN, MARRIED, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST"), THE SAID INDIVIDUAL INTEREST AND ENTIRETY INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 Lot No. 2 on the Plan of Hillmont Estates, Section One, of record in Plat Book 3700, Page 100, 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 Stan Fossick et ux Carol E. Fossick by Warranty Deed from Rosecrans Baldwin et ux Ann Behr Baldwin of record in Book 6296, Page 597, Register's Office for Davidson County, Tennessee, dated May 18, 1984 and recorded on May 22, 1984.

Being the same property conveyed to Joseph Stanley Fossick and wife, Carol Etherington Fossick, as equal tenants in common by Quitclaim Deed from Joseph Stanley Fossick and Carol Etherington Fossick and James C. Gooch of record in Book 10953, Page 996, Register's Office for Davidson County, Tennessee, dated May 27, 1998 and recorded on June 1, 1998.

Being the same property conveyed to Dennis W. Clark, unmarried by Warranty Deed from Joseph Stanley Fossick and spouse, Carol Etherington Fossick of record in Instrument No. 20110725-0056694, Register's Office for Davidson County, Tennessee, dated July 21, 2011 and recorded on July 25, 2011.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3700, page 100; Book 4074, page 626; Book 4903, page 710; Book 4556, page 710; Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130054437 DEEDWARR
Recvd: 06/27/13 09:28 2 pgs
Fees:13.00 Taxes:1850.00

20130627-0065995

unimproved ( )
This is improved (X) property, known as 5111 Granny White Pike, Nashville, Tennessee 37215
(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 25th day of June, 2013.

Dennis W. Clark

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of June, 2013, before me personally appeared Dennis W. Clark, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2013.

Notary Public

My Commission Expires: 10-11-15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959