THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2013. Notary Public MY COMMISSION EXPIRES: 1-4-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130060058 DEEDWARR
Recvd: 07/15/13 12:44 2 pgs
Fees: 13.00 Taxes: 1591.00
20130715-0072978

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven M. Johnson	Farmington Financial Group, LLC	MAP 104-12
2008 19th Ave. South	2002 Richard Jones Road; Suite 300A	PARCEL 199.00
Nashville, TN 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mary Jenkins Hardin and husband, Brett Sheriff,**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven M. Johnson, a single person,**
HEREINAFTER CALLED THE GRANTEES, HIS 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 the Northerly one-half of Lot No. 36 on the Plan of Revised Plan of Geo W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 36 fronts 50 feet of the Easterly side of 19th Avenue South and runs back between parallel lines 158.9 feet to an alley.

Being the same property conveyed to Mary Jenkins Hardin and Brett Sheriff by Warranty Deed from Linda Narrow-McLemore of record at Instrument No. 20100706-0052613, dated July 01, 2010 and recorded on July 06, 2010, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **2008 19th Ave. South, Nashville, TN 37212.**

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 the 11th day of July, 2013.

Mary Jenkins Hardin by Rusty Moore, Attorney-in-Fact

Brett Sheriff by Rusty Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rusty Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Mary Jenkins Hardin and Brett Sheriff**, as their Attorney in Fact, as the free act and deed of the within named **Brett Sheriff and Mary Jenkins Hardin**.

Witness my hand and official seal this the 11th day of July, 2013.

My Commission expires 1-9-16

Notary Public

JAMES A. WARMATH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.