Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130064522 DEEDWARR
Recvd: 07/29/13 12:51 2 pgs
Fees: 13.00 Taxes: 1583.60
20130729-0078555

MELANIE D. DURARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$428,000.00.**

Coleen Newcomb
Affiant

Subscribed and sworn to before me, this the 25th day of July, 2013.

Notary Public

My commission expires: 1-19-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Pritchett	Farmington Financial Group, LLC	**Map 103-08-0 Parcel 228-00**
4028 Aberdeen Road	2002 Richard Jones Rd, Ste. A-300	
Nashville, TN 37205	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brittain L. Groomes and wife, Amy A. Groomes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Pritchett

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. 23 and the westerly part of Lot No. 22 of Block "H", on the Plan of Cherokee Park, Section 2, of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, and a part of Mockingbird Road as abandoned and closed and show by Bill No. 63-501 of the Ordinances of the City of Nashville, enacted March 27, 1963, and described as follows:

Beginning at a point at the intersection on north margin of Aberdeen Road at the point of the closure of Mockingbird Road as referred to in Bill above; thence easterly along the margin of Aberdeen Road 100 feet to a point which is 25 feet east of the common corner of Lot Nos. 22 and 23; thence northerly 187 feet, more or less, to a point, which is 26.5 feet east of the corners of Lot Nos. 22 and 23; thence westerly along the north line of said lots, 105.23 feet to a point in the east closure line of Mockingbird Road, above referred to: thence with the line of the same, southerly 180 feet, more or less, to the beginning.

Being the same property conveyed to Brittain L. Groomes and Amy R. Arensmeyer, by Deed from Todd Morgan Johnson and wife, Michele A. Johnson, dated May 23, 2006, of record in Instrument No. 20060524-0060792, Register's Office for Davidson County, Tennessee and further conveyed to Brittain L. Groomes and wife, Amy A. Groomes by Quitclaim Deed dated September 26, 2008 from Brittain L. Groomes and Amy R. Arensmeyer Groomes and George E. Mudter, Jr., Trustee, of record in Instrument No. 20081002-0100107, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X_) Unimproved (____) property, known as **4028 Aberdeen Road, Nashville, TN 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 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 my/our hand(s) this **25th** day of **July, 2013.**

Brittain L. Groomes

Amy A. Groomes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brittain L. Groomes and Amy A. Groomes,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **July, 2013.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17