WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5 2014
(AFFIX SEAL)

G-VRES-13-711

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brent Charles Fernandez (NAME)	Farmington Financial Group, LLC (NAME)	
2311 Knowles Ave (ADDRESS)	2002 Richard Jones Rd #300A (ADDRESS)	**08307017700**
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville TN 37215 (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 **SARA K. COHAN AND SUZANNE A. COHAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENT CHARLES FERNANDEZ,** 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 37, MAP OF ROLLING ACRES, NUMBER TWO, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 45, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SARA K. COHAN, UNMARRIED AND SUZANNE A. COHAN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM BEVERLY GAMBLE, UNMARRIED, RECORDED ON THE 3RD DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090603-0051250, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SARA K. COHAN HAVING SINCE MARRIED. ERIC NEWELL, SPOUSE OF SARA K. COHAN JOINS IN THIS CONVEYANCE TO CONVEY ANY AN ALL MARITAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 45 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **711 Groves Park Road Nashville, Tennessee 37206**
(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.

BILL GARRETT, Davidson County
Trans:T20130079511 DEEDWARR
Recvd: 09/13/13 09:39 2 pgs
Fees:13.00 Taxes:616.05

20130913-0096686

Witness my/our hand(s) this 10th day of September, 2013.

Sara K. Cohan

Eric Newell by Sara Cohan, Attorney in Fact
Eric Newell by Sara K. Cohan,
Attorney in Fact

Suzanne A. Cohan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sara K. Cohan and Suzanne A. Cohan, the within named bargainor, 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, this the 10th day of September, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared SARA K. COHAN to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric Newell and who acknowledged she executed the same as the free act and deed of the said Eric Newell.

Witness my hand and official seal, this the 4th day of September, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212