BILL GARRETT, Davidson County
Trans:T20130080094 DEEDWARR
Recvd: 09/16/13 15:35 2 pgs
Fees:13.00 Taxes:1442.82

20130916-0097388

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

G-CF-12-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/03/17
(AFFIX SEAL)

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)
Joanna Stollings (NAME)	**Farmington Financial Group, LLC** (NAME)	**104-10-R-39.00 CO**
604 Chesterfield Way (ADDRESS)	**2002 Richard Jones Rd., Suite 300A** (ADDRESS)	
Nashville, TN 37212 (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 **CHESTERFIELD COTTAGES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOANNA STOLLINGS, A SINGLE WOMAN,** 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 UNIT 39, THE CHESTERFIELD, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20120627-0056191, AMENDED AT INSTRUMENT NO. 20121025-0098031, INSTRUMENT NO. 20121227-01193298 AND INSTRUMENT NO. 20130125-0008275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHESTERFIELD COTTAGES, LLC BY WARRANTY DEED FROM 511 CHESTERFIELD PARTNERSHIP, RECORDED ON THE 31ST DAY OF MAY, 2012 IN INSTRUMENT NO. 20120531-0047217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 675, PAGE 668, BOOK 731, PAGE 425, BOOK 741, PAGE 516, INSTRUMENT NO. 20120627-0056191 AND INSTRUMENT NO. 20121025-0098031 AS AMENDED IN INSTRUMENT NO. 20121227-01193298 AND INSTRUMENT NO. 20130125-0008275; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070409-0041489; EASEMENTS OF RECORD IN BOOK 1129, PAGE 133; INSTRUMENT NO. 20070302-0025616, INSTRUMENT NO. 20070409-0041475, INSTRUMENT NO. 20120827-0076955 AND INSTRUMENT NO. 20120827-0077080; CONVEYANCE OF RECORD IN BOOK 5028, PAGE 724 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **604 Chesterfield Way Nashville, Tennessee 37212**
(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 11th day of September, 2013.

Chesterfield Cottages, LLC

BY: _____

Andrew Beaird, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of September, 2013, before me personally appeared Andrew Beaird, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Chesterfield Cottages, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

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

_____

Notary Public

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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