File Box 8

BILL GARRETT, Davidson County
Trans:T20130105052 DEEDWARR
Recvd: 12/17/13 13:55 3 pgs
Fees:18.00 Taxes:1554.00
20131217-0127436

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
719144 6160-003954
Kayla Bocchino

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Barton Simmons	(NAME) Farmington Financial Group	83-09-0-448
(STREET ADDRESS OR ROUTE NUMBER) 104 Lindsley Park Drive	(STREET ADDRESS) 2002 Richard Jones Rd. Ste	300A
(CITY) (STATE) (ZIP) Nashville TN 37206	(CITY) (STATE) (ZIP) Nashville TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michael Swilley and Megan Ashley Griffiths, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Barton Simmons, unmarried and Hayley Elizabeth *Frank unmarried as joint tenants with right of survivorship the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 420,000.00

Affiant Rachel Farr

Subscribed and sworn to before me this the 12th day of December 2013

My commission expires: 3/7/2017 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

This is unimproved ( ), known as 104 Lindsley Park Drive, Nashville, TN 37206
improved X

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 9th day of October, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Swilley

Megan Ashley Griffiths

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me, Aurelia Donovan, a Notary Public in and for said County and State, Michael Swilley, the within named bargainor married (fill in marital status), 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 for the purposes therein contained.

Witness my hand, at office, this 3TH day of October, 2013.

Aurelia Donovan
Notary Public
My Commission Expires: 8/20/2014

(This area for official notarial seal)

AURELIA DONOVAN NOTARY PUBLIC STATE OF RHODE ISLAND

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Megan Ashley Griffith, a Notary Public in and for said County and State, Megan Ashley Griffiths, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of Oct, 2013.

Notary Public
My Commission Expires: July 6th, 2015

(This area for official notarial seal)

RYAN R. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: P13-5376-BW

Commitment No.: P13-5376-BW

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, 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 Michael Swilley, unmarried and Megan Ashley Griffiths, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Michael Swilley, sole owner of record at Instrument No. 20100112-0002875, Register's Office for Davidson County, Tennessee, dated December 31, 2009, recorded January 12, 2010.

Being the same property conveyed to Michael Swilley, as Sole Owner by Warranty Deed from Christian Properties, Inc., of record in Instrument Number 20090519-0045928, Register's Office for Davidson County, Tennessee, dated April 27, 2009, recorded May 19, 2009.