(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140003632 DEEDWARR
Recvd: 01/16/14 11:24 3 pgs
Fees:18.00 Taxes:3052.50
20140116-0004480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Amanda Hand
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2014.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel S. Harrington	Farmington Financial Group, LLC	103-16-0-090.00
(NAME)	(NAME)	
3905 Kimpalong Drive	2002 Richard Jones Rd., 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	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, MARCI ANN GERWE, AS TO AN ONE-THIRD (1/3) UNDIVIDED INTEREST, WILLIAM CASPER STEWART, AS TO AN ONE-THIRD (1/3) UNDIVIDED INTEREST AND MARCI ANN GERWE, AS APPOINTED GUARDIANSHIP FOR HARRISON MICHAEL STEWART, A MINOR, AS TO AN ONE-THIRD (1/3) UNDIVIDED INTEREST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DANIEL S. HARRINGTON AND LUCY M. HARRINGTON, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE, HER 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(s) 1, as shown on the map entitled the Plan of the Resubdivision of Lots 1 and 2 of the Resubdivision of Lots 20 and 21 of Kimpalong Place, of record in Plat Book 6050, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BARBARA GERWE SAMPSON AND HUSBAND, GEORGE W. SAMPSON, by deed from DOUGLAS SHIRLEY AND WIFE, KELLY S. SHIRLEY, of record in Instrument No. 20090202-0008590, dated January 30, 2009, said Register's Office. Being further conveyed to BARBARA GERWE SAMPSON, by Quitclaim Deed from GEORGE W. SAMPSON, of record in Instrument No. 20090428-0038179, dated April 13, 2009, said Register's Office. Being further conveyed to MARCI ANN GERWE, as to a one-third (1/3) undivided interest, WILLIAM CASPER STEWART, as to a one-third undivided interest, and HARRISON MICHAEL STEWART, as to a one-third undivided interest, by two Quitclaim Deeds from BARBARA GERWE SAMPSON, the first of which is of record as Instrument No. 20101220-010108, said Register's Office and is dated December 8, 2010, and the second of which is of record as Instrument No. 20110121-0006136, said Register's Office, is dated January 4, 2011 and was modified by that certain Affidavit of Scrivener's Error, of record as Instrument No. 20140116-0004479 said Register's office. MARCI ANN GERWE, APPOINTED GUARDIANSHIP FOR HARRISON MICHAEL STEWART, A MINOR, of record in Case No. 14P-24 in the Seventh Circuit Court for Davidson County, Tennessee, dated January 9, 2014.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the Plan of the Resubdivision of Lots 1 and 2 of the Resubdivision of Lots 20 and 21 of Kimpalong Place, of record in Plat Book 6050, page 261, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3905 Kimpalong Drive, Nashville, TN 37205

(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 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 10th day of January, 2014.

Marci Ann Gerwe
MARCI ANN GERWE

William Casper Stewart
WILLIAM CASPER STEWART

Marci Ann Gerwe Guardian for William Casper Stewart
MARCI ANN GERWE, GUARDIAN FOR HARRISON MICHAEL STEWART, A MINOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marci Ann Gerwe, and William Casper Stewart, the within named bargainors, 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 office, this 10th day of January 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marci Ann Gerwe, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Harrison Michael Stewart, a minor, as his duly appointed Guardian, and who acknowledged that she executed the same as the free act and deed of the said, Harrison Michael Stewart, a minor.

Witness my hand and official seal at office, this 10th day of January, 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14