File #G-25688-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140007921 DEEDWARR
Recvd: 02/04/14 09:34 2 pgs
Fees:13.00 Taxes:1609.50
20140204-0009665

G-VRES-14-3600

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/11/17

TIFFANY CARVALHO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Wedemeyer (NAME)	**Farmington Financial Group, LLC** (NAME)	
3600 General Bate Drive (ADDRESS)	**2002 Richard Jones Rd., Suite 300A** (ADDRESS)	**118-13-162.00**
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 by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **HANNAH ELIZABETH HATCHER, A SINGLE WOMAN** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID WEDEMEYER AND VIRGINIA T. WEDEMEYER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 26, WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 2, 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 HANNAH ELIZABETH HATCHER, A SINGLE WOMAN BY WARRANTY DEED FROM THE LYONS WALKER GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 21ST DAY OF MAY, 2009 IN INSTRUMENT NO. 20090521-0046767, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2104 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1130, PAGE 2 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **3600 General Bate Drive Nashville, Tennessee 37204.**

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 31st day of January, 2014.

Hannah Elizabeth Hatcher by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES 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 HANNAH ELIZABETH HATCHER and who acknowledged he executed the same as the free act and deed of the said HANNAH ELIZABETH HATCHER.

Witness my hand and official seal, this the 31st day of January, 2014.

Notary Public
My Commission Expires:

(SEAL)

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