This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20140040260 DEEDWARR
Recvd: 06/09/14 09:33 3 pgs
Fees:18.00 Taxes:1957.30
20140609-0049733

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Todd Gorman and wife, Michelle Gorman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **John H. Mensel and Teresa I. Gomez, husband and wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, of Block "A" on the plan of A Subdivision of The Hollins Home Place, of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Todd Gorman and wife, Michelle Gorman by Warranty Deed dated 05/26/2006 from Richard Wildeboor and wife, Linda A. Wildeboor of record in Instrument 200606010064400, Register's Office for Davidson County, Tennessee.

Map & Parcel: 08309029300

This property is known as: **1403 Ordway Pl., Nashville, TN 37206**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantors hands this the 30th day of May, 2014.

Todd Gorman -Grantor

Michelle Gorman -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Gorman and Michelle Gorman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of May, 2014.

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-14-18

Grantee(s) Name, Address:	Send Tax Statement To:
John H. Mensel and wife, Teresa I. Gomez	Farmington Mortgage, a Division of Capstarbank
1403 Ordway Pl.,	2002 Richard Jones Rd., Suite 300A
Nashville, TN 37206	Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $**529,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 30th day of May, 2014.

Deborah Powell
Affiant

(Seal)

GERALD A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Gerald A. Smith
Notary Public

My commission expires:

1-14-15