BILL GARRETT, Davidson County
Trans:T20150052965 DEEDWARR
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20150701-0063563

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**

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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, **Robert T. Doster, III and wife, Lisa M. Doster,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Sean Austin Folmar and wife, Mary Campbell Simmons**, hereinafter "Grantee", 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. 121, on the Plan of Resubdivision Lots 114-130 & 131A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert T. Doster, III and Lisa M. Doster, husband and wife by deed dated May 26, 2006 from Paul E. Petersen and wife, Sara M. Petersen of record as Instrument No. 200606070067576, said Register's Office.

Map & Parcel 142-13B-121CO

This property is known as 928 Glenridge Lane, Nashville, TN 37221

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 Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantor's hand this the 30th day of June, 2015.

Robert T. Doster, III -Grantor

Lisa M. Doster, III -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert T. Doster, III and Lisa M. Doster, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 2015.

WILLIAM DAVIS ★ NOTARY PUBLIC ★ COUNTY OF WILLIAMSON STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 2/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Sean Austin Folmar	Farmington Mortgage
928 Glenridge Lane	2002 Richard Jones Road #300A
Nashville, TN 37221	Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$277,900.00** 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 26th day of June, 2015.

Keller, Dee, KT
Affiant

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires:
12/27/2016