WARRANTY DEED

STATE OF TENNESSEE (KM)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160007478 DEEDWARR
Recvd: 01/28/16 10:41 2 pgs
Fees:13.00 Taxes:185.00
20160128-0008291

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Vukelich	Frank Vukelich	
(NAME)	(NAME)	08107036800/
1908 12th Avenue North	607 Woodett Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37211	
(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, **DELSA CARTER, TRUSTEE OF THE FARMINGTON 3 TRUST, A TRUST FORMED UNDER THE LAWS OF THE STATE OF TENNESSEE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK VUKELICH,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 69 on the plan of Cephas of Woodard Subdivision of Lots 5 and 6 Woodard Plan of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 50 feet on the Easterly side of said 12th Avenue, North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed by Warranty Deed from Sandra Chaffin and Neil Chaffin, as wife and husband to The Farmington 3 Trust, a Trust formed under the laws of the State of Tennessee, Delsa Carter, Trustee with full power to transfer and convey without the joinder of any beneficiary, as recorded on the 16th day of December, 2014 in Instrument No. 20141216-0114772, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property Taxes; and all matters appearing on the plan of record in Plat Book 161, Page 174, said Register's Office.

unimproved
This is improved x property, known as 1908 12th Avenue North, Nashville, TN 37208
(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 my hand this 27 day of January, 2016

THE FARMINGTON 3 TRUST

BY: Delsa Carter

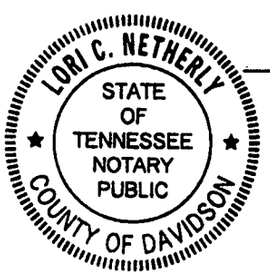
DELSA CARTER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Delsa Carter with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Farmington 3 Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2016.

Commission expires: 7/3/17



Notary Public