Davidson County DEEDWARR
Recvd: 06/06/07 11:47 2 pgs
Fees:13.00 Taxes:547.60

20070606-0067767

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Erin Dotson	SunTrust Mortgage, Inc.	148-05-0-052.00
3741 Hillbrook Drive	901 Semmes Avenue	
Nashville, TN 37211	Richmond, VA 23224	

FOR AND IN 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, **Brian Swartz**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Erin Dotson**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 191 on the Plan of Hillbrook Subdivision Section II, of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, and more fully described as follows: Beginning at a point in the easterly margin of Hillbrook Drive, said point being the common corner of Lots 191 and 192. Thence with the line between said two lots southwestwardly 128.9 feet to a point, thence southeastwardly 115 feet to the northerly margin of Willow Lane, thence with the northerly margin of said Willow Lane, northeastwardly 116.7 feet to the beginning of a curve, thence around said curve to the left 39.3 feet to the easterly margin of Hilllbrook Drive, thence with the easterly margin of said Hillbrook Drive, northwestwardly 87 feet to the point of beginning.

Being the same property conveyed to Brian Swartz, unmarried from Brian Swartz, married by deed dated 2/4/04 of record in Instrument No. 20040213-0017612, said Register's Office.

This is improved property known as: 3741 Hillbrook Drive, Nashville, TN 37211

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. Whenever 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 4th day of June, 2007.

Brian Swartz

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Brian Swartz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 4th day of June, 200

NOTARY PUBLIC

My commission expires: 6-24-09

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $148,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 6-24-09