THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Dylan Joseph Swift and Suzanne Maylnda Swift, Grantors
TO: Kevin F. Sanderson-Doughty and Sarah Sanderson-Doughty, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Kevin & Sarah Doughty 931 Elvira Avenue Nashville, TN 37216	Same as Owner	072-06-0-095.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $121,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of July, 2008.

My commission expires: 9.19.09

NOTARY PUBLIC

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Dylan Swift and Suzanne Stroud**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Kevin F. Sanderson-Doughty and Sarah Sanderson-Doughty**, husband and wife, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly one half of Lot No. 13 on the Map of C.W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the Northerly side of Elvira Avenue and runs back 347.02 feet on the Easterly line and 353.26 feet, more or less on the Westerly line, to a dead line measuring 50.4 feet thereon.

BEING the same property conveyed to Dylan Swift and Suzanne Stroud, by warranty deed, recorded May 11, 2006 in Instrument No. 20060511-0055584, Register's Office for Davidson County, Tennessee. The Grantors, both unmarried at the time of the conveyance, have since become married to each other and are now known as Dylan Joseph Swift and wife, Suzanne Maylnda Swift.

Davidson County DEEDWARR
Recvd: 08/05/08 10:38 2 pg:
Fees:13.00 Taxes:447.70
20080805-0080546

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 931 Elvira Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 22nd day of July, 2008.

"GRANTORS"

Dylan Joseph Swift, by Troy Vinceson Raley, as Attorney-in-Fact.

Dylan Joseph Swift, also known as Dylan Swift, by Troy Vinceson Raley, as Attorney-in-Fact

Suzanne Malynda Swift, by Troy Vinceson Raley, as Attorney-in-Fact.

Suzanne Maylnda Swift, previously known as Suzanne Stroud, by Troy Vinceson Raley, as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Troy Vinceson Raley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is the attorney-in-fact for Dylan Joseph Swift and Suzanne Maylnda Swift, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact.

WITNESS my hand and official seal at Brentwood Tennessee this 22 day of July, 2008.

My commission expires: April 4, 2010

Notary Public

PATRICK DAVID MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2010