Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darryl A. Swart and wife, Kristy-Anne Swart**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brooke N. Bernard, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 23, Norma Heights, as shown by plat of record in Plat Book 1835, page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Darryl A. Swart, an unmarried man by deed from Jonathan Firey and Allison Gray dated May 24, 2007 of record as Instrument No. 20070604-0065945, Register's Office for Davidson County, Tennessee. Kristy-Anne Swart joins in this conveyance to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

BILL GARRETT, Davidson County
Trans:T20090078690 DEEDWARR
Recvd: 11/19/09 10:25 2 pgs
Fees:13.00 Taxes:451.40
20091119-0106495

This is improved property, known as: 3712 Norma 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of November, 2009.

Darryl A Swart by Amy Wright Atty in fact

Darryl A. Swart
by Amy Wright, Attorney in fact

Kristy Anne Swart by Amy Wright Atty in fact

Kristy-Anne Swart
by Amy Wright, Attorney in fact

State of Tennessee
County of Davidson

On this the 17th day of November, 2009, before me personally appeared Amy Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darryl A. Swart acknowledged that such person executed the same as the free act and deed of Darryl A. Swart.

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this the 17th day of November, 2009, before me personally appeared Amy Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristy-Anne Swart acknowledged that such person executed the same as the free act and deed of Kristy-Anne Swart.

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 122,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of November, 2009.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NEW OWNER:
Brooke N. Bernard
3712 Norma Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Franklin American Mortgage Co
501 Corporate Centre Dr
Ste 400
Franklin, TN 37067

TAX MAP-PARCEL #:
133-7-71