

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$119,900.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 9th DAY OF June, 2010.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-22-10
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean C. Sims 2632 River Meade Way Nashville, TN 37214	Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923	Map 52.13 Group B Parcel 343

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, we,

David Watkins and wife, Temetria A. Watkins

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sean C. Sims and wife, Lacey M. Sims

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 24 on the Plan of River Glen Phase 7, of record in Instrument Number 20040212-0016958 and a part of the Horizontal Property Regieme of River Glen, a horizontal property regieme created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Watkins, husband and wife, Temetria A. Watkins by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated October 27, 2004 of record in Instrument Number 20041108-0134451, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Instrument Number 20040212-0016958, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of River Glen Phase 7 Condominiums, Charter of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7566, Page 571, amended in Instrument Number 20040915-0111299, Annex Phase 7 in Instrument Number 20040713-0083147, said Register's Office.
5) Property is subject to easement for open/common areas to River Glen HOA in Instrument No. 20040713-0083147, said Register's Office.

This is improvedproperty known as: **2632 River Meade Way, Nashville, TN 37214**
(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 Our hand(s) this 9th day of June, 2010.

David Watkins

Temetria A. Watkins

BILL GARRETT, Davidson County
Trans:T20100035302 DEEDWARR
Recvd: 06/10/10 10:57 2 pgs
Fees:13.00 Taxes:443.63

20100610-0045037

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, David Watkins and Temetria A. Watkins, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076