BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100042056 DEEDWARR
Recvd: 07/09/10 10:26 2 pgs
Fees:13.00 Taxes:1313.50
20100709-0053795

G-VRE-10-1015

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Collins	USAA Federal Savings Bank	
1015 A West Grove Ave.	(NAME) 10750 McDermott Freeway	
(ADDRESS) Nashville, TN 37203	(ADDRESS) San Antonio, TX 78288	105-9-B-1.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MATTHEW FOLLOWILL AKA CAMERON MATTHEW FOLLOWILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES A. COLLINS , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1 OF THE WEST GROVE TOWNHOMES A HORIZONTAL PROPERTY REGIME, ESTABLISHED PURSUANT TO ALL THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT" AS THE SAME IS SET OUT IN SECTION 66-27-101 ET SEQ., AS AMENDED IN THE TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20070524-0062237, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DEED. REFERENCE IS HEREBY MADE TO THE PLAT OF THE WEST GROVE TOWNHOMES AS SHOWN ON EXHIBIT "A" TO THE MASTER DEED OF RECORD INSTRUMENT NO. 20070524-0062237, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW FOLLOWILL, UNMARRIED BY WARRANTY DEED FROM EXODUS INDUSTRIES, INC., A TENNESSEE CORPORATION, RECORDED ON THE 20TH DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071120-0136014, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD AS INSTRUMENT NUMBER 20070524-0062236; 20070524-0062237; AND 20080319-0027814, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1015 A West Grove Ave., Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this 1st day of July, 2010.

Matthew Followill aka Cameron Matthew Followill

Matth Followill aka Cam Matt Followill
By: Susan Pinn, Attorney in Fact By Susan Pinn, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of July, 2010, before me personally appeared Susan Pinn 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 Matthew Followill, unmarried and who acknowledged he/~~she~~/~~they~~ executed the same as the free act and deed of the said Matthew Followill, unmarried.

Witness my hand and official seal, this the 1st day of July, 2010.

Notary Public

My Commission Expires:

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903