WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2011

Notary Public:

MY COMMISSION EXPIRES: 11.7.2011
(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jason L. Sauer	SWBC Mortgage Corp.	Parcel ID:
6892 Bridgewater Dr.	213 Overlook Circle	126160A17400CO
Nashville, TN 37221	Brentwood, TN 37027	

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

Scott Phillips.a/k/a Scott E. Phillips and wife, Jerolyn Phillips

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jason L. Sauer and Briana Boero, both unmarried as tenants in common with right of survivorship
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 No. 133, on the Plan of Riverwalk, Phase 1A, Section 2, Phase 1B, Section 2, of record in Instrument 20021022-0129510, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Scott Phillips and Jerolyn Phillips by deed from David J. Friedman and Andrea L. Friedman, of record in Instrument 20050802-0090333, dated July 29, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20011105-0121083; Instrument 20020424-0050565; and Instrument 20040506-0051985, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20021022-0129510; and (3) Public Utilities Easement of record in Book 7526, Page 318 and Instrument 20021125-0145984; Declaration of Road Easement of record in Instrument 20010706-0072536; and Easement to N.C. and St. Louis Railway of record in Book 513, Page 396, said Register's Office.

The said Scott Phillips and Scott E. Phillips being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6892 Bridgewater Dr., Nashville, TN 37221

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 hands this 8th day of April, 2011.

Scott Phillips

Jerolyn Phillips

BILL GARRETT, Davidson County
Trans:T20110021167 DEEDWARR
Recvd: 04/11/11 11:55 2 pgs
Fees:13.00 Taxes:643.80
20110411-0027736

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Phillips and Jerolyn Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of April, 2011.

My Commission Expires: 11/7/12

Notary Public

