WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen W. Collings	SWBC Mortgage Corporation	172-10-O-B
(NAME)	(NAME)	(MAP)
6745 Christiansted Lane	9311 San Pedro Ste..100	111.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Amelia C. Roberts and Lisa L. Conner, both unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Stephen W. Collings and wife, Melissa R. Collings, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 3, on the Final Plat of Christiansted Valley, Phase Three, of record in Instrument No. 20060316-0030458, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Amelia C. Roberts and Lisa L. Conner, by deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20080319-0027502, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 6745 Christiansted Lane, Nashville, Tennessee, 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 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.

BILL GARRETT, Davidson County
Trans:T20110023836 DEEDWARR
Recvd: 04/25/11 09:29 2 pgs
Fees:13.00 Taxes:1332.00
20110425-0031099

Witness my hand(s) this 20th day of April, 2011.

Amelia C. Roberts

Lisa L. Conner

STATE OF TENNESSEE
COUNTY OF ~~Rhea~~ Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Amelia C. Roberts and Lisa L. Conner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Chattanooga, Tennessee, on this the 20th day of April, 2011.

Notary Public

My Commission Expires: 3/18/15

ANNA MCMICHAEL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY