Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110024418 DEEDWARR
Recvd: 04/26/11 12:51 2 pgs
Fees:13.00 Taxes:370.00
20110426-0031859

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2011.

Notary Public
My commission expires: 5.8.12

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1103-47320

Address of New Owner:	Send Tax Bills to:	Tax Information
David Alan Cherry	SWBC Mtg Corp	161-08-0-046
380 Brewer Drive	5055 Maryland Way	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Matthew Tidwell, unmarried, and Louis Catignani, married, and Mickey Williams, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Alan Cherry, unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Southwood Subdivision, as of record in Book 2663, Pages 125-126, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvin R. Gibson, Jr. and Melvin R. Gibson, Sr. and wife, Sharon L. Gibson, by deed from Judith Vaughn Turner dated November 29, 2005 recorded December 28, 2005 of record in Instrument No. 20051228-0155255, said Register's Office. Melvin R. Gibson, Sr. and wife, Sharon L. Gibson and Melvin R. Gibson, Jr. conveyed subject property to Melvin R. Gibson, Sr. and wife, Sharon L. Gibson, by Quitclaim Deed dated January 18, 2006 recorded January 18, 2006 of record in Instrument No. 20060118-0006708, said Register's Office.

Being the same property further conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Shellie Wallace, Successor Trustee, dated February 24, 2010 recorded March 31, 2010 of record in Instrument No. 20100331-0024206, said Register's Office.

Being the same property further conveyed to Matthew Tidwell, Louis Catignani and Mickey Williams, by deed from The Secretary of Housing and Urban Development, dated July 26, 2010 recorded July 28, 2010 of record in Instrument No. 20100728-0059062, said Register's Office.

Grantors warrant that subject property is not their primary residence nor the primary residence of their spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 380 Brewer 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is

defend the title to said land to 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 my hand this 15th day of April, 2011.

Matthew Tidwell

Louis Catignani

Mickey Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew Tidwell, Louis Catignani and Mickey Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 15th day of April, 2011.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14