WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$199,900.00**

Affiant

Subscribed and sworn to before me, this 12th day of May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110030908 DEEDWARR
Recvd: 05/24/11 14:42 2 pgs
Fees:13.00 Taxes:739.63
20110524-0039782

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
Carly Kiggins	SWBC Mortgage Corporation	155-08-O-A
(NAME)	(NAME)	(MAP)
308 Hollow Tree Court	5055 Maryland Way, Ste. 200	062.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Brentwood, TN 37027	
(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, **Mark Johnson and wife, Holley Johnson,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Carly Kiggins and David Kiggins, wife and husband**, 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. 62, on the Plan of Phase 1 of Poplar Creek Estates, of record in Plat Book 6250, page 647, 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 Mark Johnson and wife, Holley Johnson by Quitclaim deed from Todd D. Osborn and wife, Iris Hope Osborn, of record in Instrument No. 20110524-0039780 Register's Office for Davidson County, TN.

The following previous deeds erroneously conveyed Lot No. 63 on the Plan of Phase 1 of Poplar Creek Estates: A Warranty Deed to J. A. Heinlein and wife, Holley Heinlein, by deed dated February 28, 1998, from Todd D. Osborn and wife, Iris Hope Osborn, of record in Book 10831, page 800; * ; A Quitclaim Deed to Mark Johnson and wife, Holley Johnson, dated June 18, 2004, from Holley Heinlein, n/k/a Holley Johnson, of record in Instrument No. 20040819-0100260 as corrected by Scrivener's Affidavit in Instrument No. 20080201-0010442; A Quitclaim Deed to Markur Territories, LLC, a Tennessee Limited Liability Company, dated June 17, 2009, from Mark Johnson and Holley Johnson, of record in Instrument No. 20090622-0057961, all in the Register's Office for Davidson County, TN.

*By Final Divorce Decree of record in Instrument No. 20110524-0039781, Register's Office for Davidson County, TN, J. A. Heinlein was divested of title to said property and title was vested in Holley Jean Heinlein.

Markur Territories, LLC, joins in this conveyance for the purpose of conveying any right, title and interest it may have in and to the above described property.

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: 308 Hollow Tree Court, Nashville, Tennessee 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 12th day of May, 2011.

Mark Johnson

Holley Johnson

Markur Territories, LLC

By: Holley Johnson chief manager
Holley Johnson,
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mark Johnson and Holley Johnson, 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 Brentwood, Tennessee, on this the 12th day of May, 2011.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Holley Johnson with whom I am personally acquainted and who upon her oath acknowledged herself to be the Chief Manager, of Markur Territories, LLC, the within named bargainor, a limited liability company, and that she as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Holley Johnson as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of May, 2011.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN