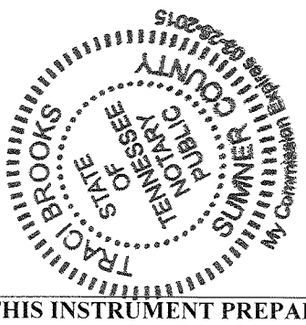
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/11 11:12 3 pgs
Fees:18.00 Taxes:444.00
20110907-0069201



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00.**

Affiant

Subscribed and sworn to before me this 31 day of August, 2011.

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Sweeting	Primelending	13304003100
93 Vaden Drive	18111 Preston Road, Suite 900	
Nashville, TN 37211	Dallas, TX 75252	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kimberly R. Goins, now known as Kimberly R. Drake, and Andrew C. Drake**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Sweeting and Kristin Sweeting, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being the easterly part of Lot No. 216 on the Plan of Glencoe Acres, Section II, as of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 216 fronts 100 feet on the South side of Vaden Drive and runs back 162 feet on the easterly line and 149.6 feet on the westerly line, to a dead line in the rear on which it measures 77 feet thereon.

Being the same property conveyed to Kimberly R. Goins and Andrew C. Drake by Warranty Deed from Julius J. Pratt and wife, Dorothy L. Pratt of record in Instrument Number 20031017-0154035, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, page 136, 137, and 138, Register's Office Davidson County, Tennessee.

This is improved property known as: **93 Vaden Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 31, 2011.

Andrew C. Drake

Kimberly R. Drake

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kimberly R. Drake, and Andrew C. Drake** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2011

My commission expires 8/9/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimberly Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the Undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/9/12.

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE