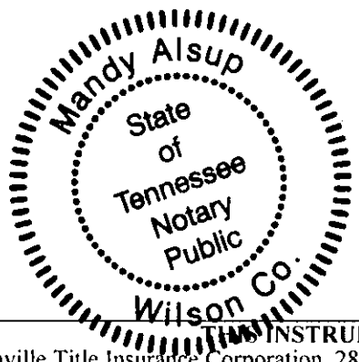
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of **February, 2012.**

Notary Public

My Commission expires: 4-20-2015
(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:
Alan J. Swart	Wilson Bank & Trust	136-15-B-49
3401 Anderson Road Unit 45	1436 West Main Street	
Antioch, TN 37013	Lebanon, TN 37087	

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, **Lauren H. Brown, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alan J. Swart, unmarried** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of a horizontal property regime (Private Element) Phase 2, Smith Springs Townhomes, Revision I, of record in Instrument Number 20010629-0068937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren H. Brown by Warranty Deed from James S. Fairfax and wife, Lisa J. Fairfax dated 3/11/05 of record in Instrument Number 20050315-0028287, Register's Office Davidson County, Tennessee. Mark E. Brown's interest in the above described property has been vested to Lauren Harrison Brown by Marital Dissolution Agreement as shown as Docket Number 09D154, Circuit Court 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 2012 and subsequent years, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 20010629-0068937, page n/a, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11666, page 51, and supplemental in Instrument Number 20010730-0080392, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11540, page 482, Register's Office for Davidson County, Tennessee.
- Quitclaim to Homeowners Association of record in Instrument Number 20000111-0003643, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11666, page 191, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3401 Anderson Road Unit 45, Antioch, TN 37013**

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.

BILL GARRETT, Davidson County
Trans:T20120012395 DEEDWARR
Recvd: 02/21/12 10:20 2 pgs
Fees:13.00 Taxes:321.90
20120221-0014599

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 February 17, 2012.

Lauren H. Brown by
Darin Cunningham as Atty in fact

Lauren H. Brown by Darin Cunningham
As Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Darin Cunningham, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Lauren H. Brown, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Lauren H. Brown the bargainor(s), by the said Lauren H. Brown, as Attorney-in-Fact.

WITNESS my hand and seal, this 17th day of February, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY