RECORD AND RETURN TO:
Signature Title Services, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

BR12-0355

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2012.

Notary Public

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Arthur Swann	MORTGAGE RESEARCH CENTER, LLC	
355 Cumberland Hills Drive (ADDRESS)	2101 CHAPEL PLAZA COURT #107 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	COLOMBIA, MO 65203 (CITY) (STATE) (ZIP)	034-04-028.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBYN ANN GRIMES, UNMARRIED, FORMERLY KNOWN AS ROBYN ANN WILLETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM ARTHUR SWANN AND WIFE, CONNIE F. SWANN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 37 on the Plan of North Hill Estates, Section Four, of record in Plat Book 3842, Page 229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robyn Ann Willett by Deed from Clayton Gholson and wife, Martha Gholson of record in Instrument No. 20091016-0096038, Register's Office for Davidson County, Tennessee, dated October 15, 2009.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 3842, page 229; Book 4293, page 979; Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

Robyn Ann Willett is now divorced and known as Robyn Ann Grimes.

unimproved ( )
This is improved (X) property, known as 355 Cumberland Hills Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 2nd day of July, 2012.

Robyn Ann Grimes

BILL GARRETT, Davidson County
Trans:T20120051001 DEEDWARR
Recvd: 07/11/12 13:44 2 pgs
Fees:13.00 Taxes:925.00

20120711-0060913

STATE OF Tennessee
COUNTY OF Davidson

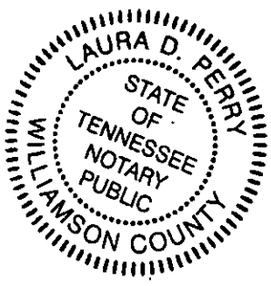
On this the 2nd day of July, 2012, before me personally appeared Robyn Ann Grimes, unmarried, formerly known as Robyn Ann Willett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of July, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959