WARRANTY DEED

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE WITHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 07/17/12 12:07 4 pgs
Fees:23.00 Taxes:1942.13
20120717-0062815

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 524,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aditi Desai	SunTrust Mortgage, Inc.	XXXXXXXXXXX
(NAME) 334 Harvard Ave	(NAME) 1001 Semmes Ave	10405018900
(ADDRESS) Nashville, TN 37205	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 29th day of June, 2012 by and between **KIMBERLY S. DAVENPORT, UNMARRIED,** party of the first part, and **ADITI DESAI, UNMARRIED,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 425, on the plan of Richland Realty Co's Division "C", of record in Plat Book 421, Page 31, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Kimberly S. Davenport, unmarried by Deed from Christopher Koehner, married, dated 06/23/2006 and filed for record on 07/05/2006 in Instrument 200607050080152, Register's Office for Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01088-7382

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Kimberly S. Davenport

KIMBERLY S. DAVENPORT

STATE OF Arkansas

COUNTY OF Benton.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KIMBERLY S. DAVENPORT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2nd day of May, 2012.

Commission expires: 8·15·2013

Ada B. Perez

Notary Public

Ada B. Perez COMM. EXP. NOTARY PUBLIC 08/15/2013 Benton County, AR

EXHIBIT A

All matters as set forth per Plat Book 421, Page 31, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

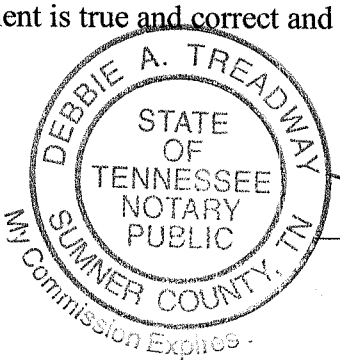
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway

Notary Public

(SEAL)

My Commission Expires: 4/23/2013