Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0640

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2012

Notary Public
Commission Expires: 3-3-15

BILL GARRETT, Davidson County
Trans: T20120054813 DEEDWARR
Recvd: 07/26/12 08:53 2 pgs
Fees: 13.00 Taxes: 499.50
20120726-0065610

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric D. Williams 3171 Skinner Drive Antioch, TN 37013	NEW OWNER	174-11-0A-430.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Daniel C. Swinton and Julia Swinton, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric D. Williams and Sarah R. Williams, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being all of Lot No. 386 on the Final Plat, Cluster-Lot Subdivision, Cane Ridge Farms, Phase Six, Section Two, as shown by plat appearing of record in Instrument Number 20060216-0018813; as re-recorded in Instrument Number 20060531-0063598, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Daniel C. Swinton, married, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated 8/14/07 and recorded 8/23/07 in Instrument Number 20070823-0100730, Register's Office for Davidson County, Tennessee. Julia Swinton, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Daniel C. Swinton.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3171 Skinner Drive, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18 day of July, 2012.

Daniel C. Swinton by
Julia Swinton, Attorney in Fact
Daniel C. Swinton
By: Julia Swinton, Attorney in Fact

Julia Swinton
Julia Swinton

STATE OF Pennsylvania
COUNTY OF Delaware

On this the 18 day of July, 2012, before me personally appeared **Julia Swinton** to me known to be the person who executed the foregoing instrument in behalf of **Daniel C. Swinton** as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said **Daniel C. Swinton.**

Witness my hand and official seal at ~~Brentwood~~ Newtown Square, ~~Tennessee~~ Pennsylvania, this 18 day of July, 2012

NOTARIAL SEAL
TONILIA FERRELL
Notary Public
UPPER DARBY TWP., DELAWARE COUNTY
My Commission Expires Dec 30, 2014

Tonilia Ferrell
Notary Public

Commission Expires: 12/30/2014