BOX 10-A

PREPARED BY (AND RETURN TO):

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51496
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Beau Davis Elizabeth Joy Davis 7393 Riverfront Drive Nashville, Tennessee 37221	SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216

TAX MAP-PARCEL NUMBERS: 126160A32900CO

BILL GARRETT, Davidson County
Trans:T20120061085 DEEDWARR
Recvd: 08/16/12 09:19 2 pgs
Fees:13.00 Taxes:980.50
20120816-0073285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Herndon and spouse, Danielle Herndon**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Beau Davis and Elizabeth Joy Davis, husband and wife** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Riverwalk, Phase 2-C, of record in Instrument No. 20040130-0011799, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Herndon and wife, Danielle Herndon by deed from The Jones Company of Tennessee, dated December 10, 2004, recorded December 21, 2004 in Instrument No. 20041221-0151659, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20040130-0011799, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, and 20061214-0154502, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7393 Riverfront Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of August, 2012.

Christopher Herndon

Danielle Herndon

State of TENNESSEE
County of DAVIDSON

On this 15th day of August, 2012 , before me the undersigned authority, personally appeared Christopher Herndon Danielle Herndon , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2012

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

Notary Public