THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County	DEEDWARR
Recvd: 10/17/12 09:46	3 pgs
Fees:18.00 Taxes:1517.00	
20121017-0095076	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***410,000.00.

Affiant

Subscribed and sworn to before me this 11 day of October, 2012.

Notary Public

My Commission Expires: 8.29.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Darren R. Szwartz
2809 West Linden Avenue
Nashville, Tennessee 37212

SEND TAX BILLS TO

Primary Residential Mortgage, Inc.
4750 West Wiley Post Way, Ste. 200
Salt Lake City, UT 84116

MAP & PARCEL NOS.

MAP 104-14-0
PARCEL 114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Ten Thousand and 00/100 Dollars ($***410,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Scott P. Tift and Nesrin G. Tift, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Darren R. Szwartz, single, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 49 feet of the easterly 50 feet of the northerly 167 feet of Lot No. 31 on the Plan of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID part of Lot No. 31 fronts 49 feet on the southerly side of West Linden Avenue and runs back between parallel lines, 167 feet to a dead line.

BEING the same property conveyed to Scott P. Tift, unmarried and Nesrin Garan, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated May 18, 2009, from Tsutomu Kume and wife, Megumi Kume, of record as Instrument No. 20090522-0047210 in the Register's Office for Davidson County, Tennessee; the said Scott P. Tift and Nesrin Garan having since married and the said Nesrin Garan is now known as Nesrin G. Tift.

This is improved property known as 2809 West Linden Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for 2013 and all future years. The current year taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on the Plan of Belair of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 11 day of October, 2012.

Scott P. Tift

Nesrin G. Tift

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott P. Tift and Nesrin G. Tift, the bargainors, 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 and official seal this 11 day of October, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY