Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

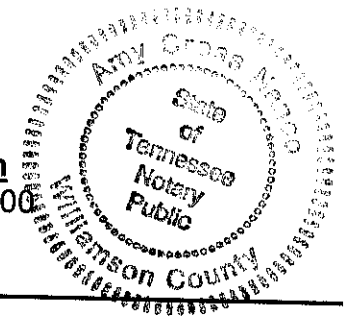
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Adam Ri
Affiant

Subscribed and sworn to before me, this 15th day of October 2012.

Notary Public
My commission expires: 2/23/15

Davidson County DEEDWARR
Recvd: 10/19/12 13:54 4 pgs
Fees:23.00 Taxes:610.50
20121019-0096151



Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Adam Reviere	SunTrust Mortgage	171-03-0-B/301.00
601 Old Hickory Blvd #118	901 Semmes Ave RVW 5023	
Brentwood TN 37027	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Cori Varner, unmarried and Richard L. Varner, married hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Adam Reviere hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 63 on the Plan of Phase Two Section Seven Townhomes of Fredricksburg as of record in Book 9700 Page 957 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made complete and accurate legal description.

Being the same property conveyed to Cori Varner, unmarried and Richard L. Varner, married by deed from Jennifer D. Cho of record in Instrument No. 20050621-0071194, Dated 06/20/05, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Phase Two Section Seven Townhomes of Fredricksburg of record in Book 9700 Page 957, Register's Office for Davidson County, Tennessee 3) Bylaws for Fredricksburg Homeowners Association of record in Book 8920 Page 45 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11026 page 435 and amended in Book 10224, page 683, and Instrument No. 20050705-0076596 and in any allied instruments(s) referred to in said restrictions. 5) Charter for Townhomes of Fredricksburg Homeowners Association of record in Book 10126 Page 430

This property is improved property known as 601 Old Hickory Blvd #118, Brentwood, Tennessee 37027

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of October, 2012.

Cori Varner by Richard Varner Atty. in fact
Cori Varner, by Richard Varner
Her Attorney-in-fact

Richard L. Varner
Richard L. Varner

Cheryl Varner, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Varner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of October, 2012.

Notary Public

My Commission expires: 2/23/15

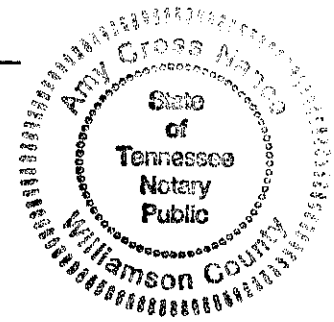
Amy Cross Mayo
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18 day of October, 2012, before me personally appeared Richard Varner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cori Varner acknowledged that such person executed the same as the free act and deed of Cori Varner.

Notary Public

My Commission expires 2/23/15



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Varner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of October, 2012.

Notary Public

My Commission expires: January 11, 2016



FILE NO: 07302

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

