RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30941
(Davidson County File Box 9-B)

PREPARED BY (AND RETURN TO):

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

BILL GARRETT, Davidson County
Trans:T20120097373 DEEDWARR
Recvd: 12/20/12 10:30 2 pgs
Fees:13.00 Taxes:962.00
20121220-0117348

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

W & I Ref:(_____) Title No: 51690
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryan J. Venters Dayna M. Venters 7988 Boone Trace Nashville, TN 37221	Military Family Home Loans 800 Walnut Street, 2nd Fl. Des Moines, IA 50309-3605

TAX MAP-PARCEL NUMBERS: 126-15-0A-171.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Audra H. Colvin, unmarried,, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Bryan J. Venters and wife, Dayna M. Venters 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. 132 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, Pages 758 and 759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Audra H. Colvin and Lewis B. Colvin, III by deed from Joseph B. Suddeith and Regina M. Suddeith, dated March 7, 2007, recorded March 9, 2007 in Instrument No. 20070309-0029183, Register's Office for Davidson County, Tennessee. Lewis B. Colvin, III having since died.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Pages 758 and 759, 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 No. 20010717-0075902, 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: 7988 Boone Trace, 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 14th day of December, 2012.

Audra H. Colvin

Audra H. Colvin

State of TENNESSEE

County of DAVIDSON

On this 14th day of December, 2012 , before me the undersigned authority, personally appeared Audra H. Colvin, 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: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Diane K. Mann
Notary

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 $260,000.00

Affiant

Sworn and subscribed before me this the 14th day of December, 2012

My Commission Expires: 2/19/13

Notary Public
BETH M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013