(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12122714

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Lynn J Balcombe
Affiant

Subscribed and sworn to before me, this 17th day of January, 2013.

Georgette R Kennedy
Notary Public
My Commission Expires: 05-06-13

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130005905 DEEDWARR
Recvd: 01/22/13 13:53 2 pgs
Fees:13.00 Taxes:1128.50
20130122-0007020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Swan and Torrey Swan 3541 Fair Meadows Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 180040B13300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Driver Williams III and Lacey Williams, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Russell Swan and Torrey Swan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 138, BROOKVIEW FOREST, PHASE IV, as shown on plat of record in Instrument No. 20061107-0138639, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Driver Williams III and Lacey Williams, husband and wife by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0051334, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW FOREST, PHASE IV, as recorded in Instrument No. 20061107-0138639.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4428, Page 138, Book 4479, Page 448, Book 4276, Page 715, rerecorded in Book 4404, Page 947; Instrument Nos. 20030829-0125803 and 20050505-0050962.

Charter of Brookview Forest Homeowners Association recorded at Instrument No. 20030918-0138293.

Easement for Right of Way, recorded in Book 8404, Page 676.

Easement for Stormwater Detention Agreement, recorded in Instrument No. 20021007-0121969.

This is improved property located at 3541 Fair Meadows Dr Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of January, 2013.

Joseph Driver Williams III

Lacey Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Driver Williams III and Lacey Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2013.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013