BOX 30-3

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2013.

NOTARY PUBLIC

My Commission Expires: 2/4/2015

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gregory David Tomlinson and Sarah Hale Tomlinson 5428 Cottonport Drive Brentwood, TN 37027	Cornerstone Home Lending 1177 West Loop South Suite 200 Houston, TX 77027	171-08-0A-013 CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ERIC FILIPOVITZ AND WIFE, SARA PUTNAM FILIPOVITZ

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GREGORY DAVID TOMLINSON AND WIFE, SARAH HALE TOMLINSON

hereinafter called the GRANTEES, their 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. 13 on the Plan of Cottonport Plantation, Phase I, as of record in Plat Book 6900, page 530, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ERIC FILIPOVITZ, AN UNMARRIED PERSON, by deed from ROBERT L. ABRAHAM, A MARRIED MAN, of record as Instrument No. 20090819-0078240, dated August 17, 2009, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130018801 DEEDWARR
Recvd: 03/07/13 13:11 3 pgs
Fees:18.00 Taxes:1113.70

20130307-0022893

This improved property is known as 5428 Cottonport Drive, Brentwood, TN 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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 5th day of February, 2013.

Eric Filipovitz

Sara Putnam Filipovitz

State of ~~Tennessee~~ Ohio)
County of ~~Davidson~~ Summit

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric Filipovitz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of February, 2013.

Nancy S. Weber
Notary Public

My commission expires: August 24, 2014

NOTARIAL SEAL
STATE OF OHIO

NANCY S. WEBER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
August 24, 2014
Recorded In
Lorain County

State of Georgia)
County of Heard)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sara Putnam Filipovitz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of February, 2013.

Notary Public

My commission expires: June 1, 2015

KENNETH M. BLIZZARD, JR.
NOTARY PUBLIC
Comm. Exp.
GEORGIA
JUNE 1, 2015
HEARD COUNTY, GA