WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130019519 DEEDWARR
Recvd: 03/11/13 10:57 2 pgs
Fees:13.00 Taxes:603.10

20130311-0023816

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$163,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2013.

Notary Public

My commission expires: 10/18/2014

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brandon McCaw	SWBC Mortgage Corporation	**Map 104 021 D Parcel 206-00**
3120 B Long Blvd Unit 206	9311 San Pedro, Suite 100	
Nashville, Tennessee 37203	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

April Nicole Watkins f/k/a April W. Einarsson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon McCaw, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit 206, as shown on the Plat of Villages at Long Boulevard I, set out on Exhibits "B" and " B-1" on the Fifth Amendment to the Master Deed of record in Instrument Number 20060627-00767772, as amended in Instrument Number 20061102-0136062, Instrument Number 20070621-0074138, Instrument No. 20070725-0088208, and Instrument Number 20071030-0128067, and Instrument Number 20081031-0108684, Register's Office for Davidson County, Tennessee, together with an undivided percentage in the common areas/elements appertain to said unit is set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

BEING the same property conveyed to April W. Einarsson and Gudmundur Einarsson, wife and husband, by Deed dated August 20, 2010 from Alliance Homebuilding Group, LLC, a Tennessee limited liability company, f/k/a Urban Concepts, LLC, a Tennessee limited liability company, of record in Instrument No. 20100823-0066442, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 11D-530 Eighth Circuit Court for saind county. The said April W. Einarsson was restored to her maiden name of April Nicole Watkins by said Final Decree of Divorce. The said property was further conveyed to April Nicole Watkins (Einarsson), by Quitclaim Deed dated March 23, 2011from Gudmundur Ingvi Einarsson, of record in Instrument No. 20110329-0024136, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3120 B Long Blvd Unit 206, Nashville, Tennessee 37203**

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 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my/our hand(s) this **28th** day of **February, 2013.**

April Nicole Watkins f/k/a April W. Einarsson

April Nicole Watkins f/k/a April W. Einarsson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **April Nicole Watkins f/k/a,** the within named seller, 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 Nashville, Tennessee, this **28th** day of **February, 2013.**

Diana Aubin

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.