Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #13-1047

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Chad Robert Cates and wife, Sarah Dawn Cates, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Skylar Laine Harden, unmarried and Edwin Doyle Harden, a married man, 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 Unit No. 7 on the Plan of RoseMonte, Phase I, of record in the Master Deed of RoseMonte recorded as Instrument No. 20051117-0138877, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Chad Robert Cates and wife, Sarah Dawn Cates, by deed from Affordable Housing Resources, Inc., dated April 28, 2006, of record as Instrument No. 20060503-0051185, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 510 Swiss Avenue, Nashville TN, 37211.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 13th day of March, 2013.

Chad Robert Cates

Chad Robert Cates

Sarah Dawn Cates

Sarah Dawn Cates

BILL GARRETT, Davidson County
Trans:T20130022009 DEEDWARR
Recvd: 03/18/13 14:38 2 pgs
Fees:13.00 Taxes:488.40

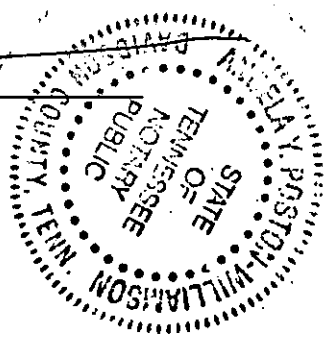
20130318-0026765

State of Tennessee)
County of Davidson)

On this 13th day of March, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Chad Robert Cates and Sarah Dawn Cates, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/20/14



State of Tennessee)
County of Davidson)

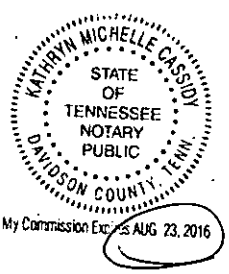
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 132,000.00.

Affiant

Sworn and subscribed before me on this the 13th day of March, 2013.

Notary Public

My Commission Expires: _____



NEW OWNER:
Edwin Doyle Harden
510 Swiss Avenue
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
New American Mortgage
841 Seahawk Circle
Virginia Beach, VA 23452

TAX MAP-PARCEL #:
161-15-B-7