WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/13 15:11 4 pgs
Fees:23.00 Taxes:1261.70
20130528-0053648

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 05/03/2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill Roberts	PrimeLending, a PlainsCapital Company	172140B10000CO
(NAME) 1433 Wexford Downs Lane	(NAME) 18111 Preston Road, Ste 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 23rd day of May, 2013 by and between **JOHN W. MIMS AND WIRGINIA A. MIMS, HUSBAND AND WIFE,** party of the first part, and **JILL ROBERTS AND ANDREW ROBERTS, WIFE AND HUSBAND,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 100 on the plan of Minor Revision, Winfield Park, Phase 2, Section 1, Revision 1, Lots 94-108, 110-121, 126-128 & 132-133, of record in Instrument No. 200103130024106 and revised in Instrument No. 200801220006550, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John W. Mims and Virginia A. Mims, husband and wife by Deed from Julie Barnett Judd, married, dated 07/13/2011 and filed for record on 08/02/2011 in Instrument 20110802005931 6, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JOHN W. MIMS

VIRGINIA A. MIMS

STATE OF LOUISIANA

~~COUNTY OF~~ ORLEANS PARISH

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN W. MIMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 6 day of MAY, 2013.

Commission expires: LIFE

Notary Public

MARIELOU T RAY
Notary Public
State of Louisiana
Jefferson Parish
Statewide Jurisdiction
Notary ID # 86505
My Commission is for Life

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VIRGINIA A. MIMS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of April, 13.

Commission expires: Sept. 23, 2014

Notary Public

CHERI GUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 23, 2014

EXHIBIT A

All matters as set forth per Instrument 200103130024106, Instrument 200801220006550, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11113, Page 691, said Register's Office.

Deed of Easement for Ingress/Egress and Cross Use Agreement of record in Book 5552, Page 857, said Register's Office.

Easement Agreement of record in Book 11124, Page 852, said Register's Office.

Easement of record in Book 11628, Page 204, said Register's Office.

Stormwater Detention Agreement of record in Book 11744, Page 254, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200205150059529, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

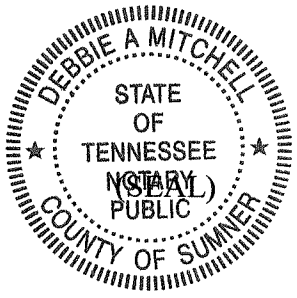
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017