BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140044587 DEEDWARR
Recvd: 06/24/14 10:43 - 2 pgs
Fees: 13.00 Taxes: 714.10

20140624-0054916

R-VRES-14-3120B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Donald Coward

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald Coward, Jr. and Marva Coward	SWBC Mortgage	
(NAME)	(NAME)	
3120B Long Blvd, #206	9311 San Pedro, Ste. 100	104-02-1D-206.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRANDON MCCAW, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONALD COWARD, JR. AND MARVA COWARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 206, as shown on the Plat of Villages at Long Boulevard I, filed as Exhibit B-1 to and established by the Master Deed of record in Instrument Number 20071030-0128067, which amends Instrument Number 20060627-00767772, as amended in Instrument Number 20061102-0136062, Instrument Number 20070623-10074138, Instrument Number 20070725-0088208, Instrument Number 20071030-0128067 and Instrument Number 20081031-0108684, in the 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 Brandon McCaw, an unmarried man by deed from April Nicole Watkins f/k/a April W. Einarsson, unmarried of record in Instrument No. 20130311-0023816 Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 11, 2013. (Value of consideration shown in aforementioned deed $163,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Instruments of record in Instrument Number 20071030-0128067, Instrument Number 20060627-00767772, Instrument Number 20061102-0136062, Instrument Number 20070623-10074138, Instrument Number 20070725-0088208, Instrument Number 20071030-0128067 and Instrument Number 20081031-0108684, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20060627-0076771, in the Register's Office for DavidsonCounty, Tennessee.
- Plan of record in Plat Book 421, Page 82 and 83, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3120B Long Blvd, #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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF JUNE, 2014.

Brandon McCaw by Kelly Lorianne Foster as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY LORIANNE FOSTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRANDON MCCAW, and who acknowledged he/she/they executed the same as the free act and deed of the said BRANDON MCCAW.

Witness my hand and official seal, this the 20th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212