BILL GARRETT, Davidson County
Trans:T20160023527 DEEDWARR
Recvd: 03/23/16 09:31 2 pgs
Fees:13.00 Taxes:714.10
20160323-0027369

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of March, 2016, by and between Melad D Sawiers and Kathy Sawiers, a married couple, party of the first part, and Javier Lamar Hollingsworth and Charisse Phillips, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto 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. 138 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof,.

Being all or part of the same property conveyed to Being a portion of the property conveyed to Melad D. Sawiers and Kathy Sawiers by virtue of that certain Limited Warranty Deed dated April 15, 2015, at Instrument No. 20150417-0034429 in the amount of $100,000.00 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously conveyed to RL REGI-TN GVC, LLC by virtue of Substitute Co-Trustee's Deed dated February 23, 2012 at Instrument No. 20120224-0016137 in the amount of $500,000.00 in the said Register's Office.

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), his/her/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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Melad D Sawiers

Kathy Sawiers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Melad D Sawiers and Kathy Sawiers, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2016.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Javier Lamar Hollingsworth and Charisse Phillips

Tax Parcel No 149150A42400CO

Property Address: 1721 Bridgecrest Drive
Antioch, TN 37013

MAIL TAX
BILLS TO: NEW OWNER

STATE OF Tennessee
COUNTY OF Sumner

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $193,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of March, 2016.

Notary Public

My Commission Expires: SEP 20 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STTle-37220-0329