BOX 10-A

BILL GARRETT, Davidson County
Trans:T20110016734 DEEDWARR
Recvd: 03/22/11 09:51 2 pgs
Fees:13.00 Taxes:425.50

20110322-0022229

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

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

ADDRESS NEW OWNERS:
Carole Colleen Bean
7124 South Hampton Blvd.
Antioch, TN 37013

SEND TAX BILLS:
Peoples Home Equity, Inc.
2685 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

Map 151100A24600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **TERESA WARD, UNMARRIED,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **CAROLE COLLEEN BEAN, UNMARRIED,** the following described property to wit:

Land in Davidson County, Tennessee, being Lot Number 94, on the plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plat reference is hereby madder for amore complete and accurate legal description.

BEING the same property conveyed to **TERESA WARD** by Deed from **OLE SOUTH PROPERTIES, INC.,** recorded January 2, 2004 in **INSTRUMENT NUMBER 20040102-0000612,** Register's Office for Davidson County, Tennessee.

This is improved property known as 7124 South Hampton Blvd., Antioch, TN 37013

Said conveyance is made subject to Plat of record in Instrument Number: 20030707-0093205; Subject to restrictions of record in Instrument Numbers: 200105531-056382; 20031111-0164945; 20010531-0056383; 20010531-0056381 and 20020718-0086411; Subject to Easements of record in Instrument Numbers: 2000906-0088272; 2000906-0088281 and 2001030-0107415, all in the Register's Office for Davidson County, Tennessee and to any visible and unrecorded easements, building regulations and zoning regulations.

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, her heirs and assigns forever; the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and

the same in unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 18 day of March, 2011.

TERESA WARD

STATE OF OREGON
COUNTY OF Clatsop

Personally appeared before me, the undersigned, a notary Public for said County and State, **TERESA WARD**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 18 day of March, 2011.

NOTARY PUBLIC

My Commission Expires: Oct. 14, 2013

OFFICIAL SEAL
ZACHARY L. GANTENBEIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 443429
MY COMMISSION EXPIRES OCTOBER 14, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$115,000.00.**

AFFIANT

Subscribed and sworn to before me this the 18th day of March, 2011.

NOTARY PUBLIC

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

My Commission Expires:
File #114581