THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2011 Notary Public MY COMMISSION EXPIRES: 5-8-12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110046996 DEEDWARR
Recvd: 08/02/11 13:47 2 pgs
Fees:13.00 Taxes:573.50
20110802-0059354

MARY JOE HARTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly R. Sanders	SWBC Mtg Corp	MAP 156-01
976 Beech Bend Drive	5055 Maryland Way	PARCEL 10
Nashville, TN 37221	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Garner-Knight Development, A Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly R. Sanders,** unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot number 820 on the Plan of Harpeth Woods, Section 4, as of record in Book 5200, page 560, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Garner Knight Development, A Tennessee General Partnership, by deed recorded as instrument 20101202-0095989, said Register's Office. James L. Knight and Frances Garner are all of the Partners of Garner-Knight Development, a Tennessee General Partnership.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **976 Beech Bend Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 28th day of July, 2011.

Garner-Knight Development

BY: James L. Knight, PARTNER
James L. Knight, Partner

Frances Garner, PARTNER
Frances Garner, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Frances Garner and James W. Knight, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the only General Partners **Garner-Knight Development**, a Tennessee General Partnership, and that they executed the forgoing as their free act and deed for the purposes therein contained.

Witness my hand and seal this the 28th day of July, 2011.

My Commission expires 1-19-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public