THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11080918**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $153,000.00 Affiant Subscribed and sworn to before me, this 28th day of September, 2011. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jessica M. Beard and Nathaniel Kelm 4921 Yorkshire Road Nashville TN 37211	Send Tax Bills To: SWBC Mortgage Corporation 9311 San Pedro, Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 161-10-A-228.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan L. Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica M. Beard, unmarried and Nathaniel Kelm, unmarried, as Tenants in Common with Right of Survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Phase Three, Villages of Brentwood, as of record in Book 6250, page 918, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan L. Wilson, unmarried by deed from Anthony S. Sorrell, unmarried of record in Instrument 200907170067116, Register's Office for Davidson County, Tennessee, dated July 15, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Book 6250, page 918, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6393, page 495 and Book 6852, page 497, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for HOA in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110061473 DEEDWARR
Recvd: 10/03/11 15:07 2 pgs
Fees:13.00 Taxes:566.10
20111003-0076579

Easement for TVA transmission line in Book 2335, page 221 and Book 2338, pages 222 and 226, Register's Office for Davidson County, Tennessee.

Rights of others in & to the common areas and/or elements.

This is improved property located at 4921 Yorkshire Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2011.

Susan L. Wilson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan L. Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2011.

Notary Public
My Commission Expires: May 18, 2014

