Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

39-B
File #11-1307

BILL GARRETT, Davidson County
Trans:T20110074041 DEEDWARR
Recvd: 11/22/11 14:52 3 pgs
Fees:18.00 Taxes:2747.25
20111122-0091553

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James P. Houser and Elizabeth M. Houser, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura M. Bearden, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Final Plat of Bellebrook, a Planned Unit Development, as of record in Book 5200, Page 442, amended in Book 5982, Page 32, and as corrected by Surveyor's Certificate of Correction in Book 6087, Page 957, and in Book 6941, Page 122, and further amended in Instrument No. 20041230-0154555, 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 the same property conveyed to James P. Houser and Elizabeth M. Houser, husband and wife by Warranty Deed from Richard F. Gutow and wife, Susan S. Gutow dated 8-16-05 of record in Inst. No. 20050818-0098311, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 111 Bellebrook Circle, Nashville TN, 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of November, 2011.

James P. Houser

Elizabeth M. Houser

State of CA)
County of Sonoma)

On this 21st day of November, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James P. Houser and Elizabeth M. Houser, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Certificate Attached

Notary Public

My Commission Expires: NOV 10, 2015

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 742,500.00.

Affiant

Sworn and subscribed before me on this the 21st day of November, 2011.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. SHANNON PHILBIN

NEW OWNER:
Laura M. Bearden
111 Bellebrook Circle
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
130-05-0-A-11.00CO

California All-Purpose Acknowledgement

State of California } SS.
County of Sonoma

On Nov 18th, 2011 before me, Shannon O'Gorman Notary Public

personally appeared James P. Houser and Elizabeth M. Houser
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JER-1 SHANNON O'GORMAN COMM. #1959713 NOTARY PUBLIC - CALIFORNIA SONOMA COUNTY My Comm. Expires Nov. 10, 2015 JER-1

Optional

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of the Attached Document:

Title of Type of Document: Warranty Deed

Document Date: 11/18/11 Number of Pages: 2

Signer(s) Other Than Named Above: N/A